
PROPOSED AMENDMENTS TO SECTION 16-302, JOHNSTOWN MUNICIPAL CODE

Sec. 16-302. Permitted uses.

- (a) PUD-R, Planned Unit Development Residential District:
- (1) Intent. The PUD-R District is created to support private residential development by providing incentives encouraging the use of innovative design techniques in order to achieve high quality residential development.
 - (2) Size. There is no minimum size for the PUD-R District.
 - (3) Uses permitted. Within the PUD-R District, the following uses shall be permitted, subject to meeting all applicable criteria and regulations:
 - a. Any permitted use, conditional use and accessory use allowed in the SF-1, SF-2 and MF-1 districts.
 - b. Mobile home parks and subdivisions, provided that they are of not less than fifty (50) spaces and do not exceed a density of seven (7) units per acre.
 - c. Consumer goods and services including neighborhood commercial, provided such uses are secondary to the permitted uses; satisfy convenience center criteria as identified in the Comprehensive Plan; are designed to serve primarily the residents of the development; and are harmoniously incorporated into the total design of the PUD.
 - d. Churches, schools and other nonresidential, noncommercial uses provided such uses meet all requirements for lot area, width, height, yards and setbacks prescribed in the underlying district, or the standards of the zoning district which correspond to the land use designation of the Comprehensive Plan.
 - e. If applicable, any use not identified above, however permitted in the underlying zoning district.
- (b) PUD-I, Planned Unit Development Industrial Park District:
- (1) Intent. The PUD-I District is created to provide for the construction of planned office and/or industrial parks. It is intended to promote the grouping of office and/or industrial uses in such a manner so as to provide well planned access and parking areas, adequate fire and safety controls, landscaped open space, harmonious relationship between structures, and architectural controls. This district is intended to encourage compatibility between all areas similarly zoned by setting minimum design standards.
 - (2) Size. There is no minimum size for the PUD-I district.
 - (3) Principal permitted uses. Within a PUD-I district, the following uses shall be permitted subject to meeting all applicable criteria and regulation:
 - a. Any permitted, conditional or accessory use allowed in the Gateway and I-1 zones.
 - b. If applicable, any use not included above but permitted in the underlying zoning district.
- (c) PUD-B, Planned Unit Development Business District:
- (1) Intent. The PUD-B District is created to provide for construction of planned business and shopping centers. It is intended to promote the grouping of consumer oriented professional and business uses and to provide areas large enough to establish harmonious relationships between structures, people

and motor vehicle impact with the use of well planned parking access, pedestrian walkways, courtyards, malls and landscaped open space.

- (2) Size. There is no minimum size for the PUD-B district. Any business development which is substantially dependent upon shared access, parking and other facilities with other lots should be developed as a PUD.
- (3) Uses permitted. Within the PUD-B District, the following uses shall be permitted, subject to meeting all applicable criteria and regulations:
 - a. Any nonresidential permitted use, conditional use or accessory use allowed in CB or SC Districts.
 - b. Residential uses, provided such use mix is found to be beneficial to the Town, consistent with the Comprehensive Plan and compatible with the surrounding uses.
 - c. If applicable, any use not included above, however permitted in the underlying zoning district.
- (d) PUD-MU, Planned Unit Development Mixed-Use District:
 - (1) Intent. The PUD-MU Mixed Use District is created to allow the integration of [higher mixed](#)-density residential, commercial and employment/light industrial development within an area so as to facilitate the formation of a self-sustaining project. Light industrial uses are permitted, provided that they complement the commercial uses and do not substantially negatively impact the residential uses. The following provisions apply to the PUD-MU District:
 - a. The developer must establish that a special type of business and professional community will be created in which the addition of residential units would be a benefit to the business and professional development and the citizens who occupy the residential units.
 - b. The land use arrangement, physical design and amenities of the PUD-MU District will be considered for their benefit to the citizens who would occupy the planned residential units.
 - c. The number of residential units that may be built is flexible, but said number must achieve an acceptable proportion with commercial development to allow the development to be self-supporting. A fiscal impact study may be required to determine if the plan is self-supporting.
 - d. Retail uses shall be consistent with the land use designation of the Comprehensive Plan or otherwise be consistent with the criteria for neighborhood or convenience commercial.
 - e. Mixing various types of residential units and neighborhood commercial uses is typically appropriate in a PUD MU. If larger or more intensive commercial uses or warehouse or industrial uses are included, it is the intent of the Town that they have access from arterial streets that do not pass through residential neighborhoods in the PUD, that truck access be isolated from typical pedestrian and light vehicle circulation patterns, and that such uses be buffered from residential and mixed-use neighborhoods with appropriate combinations of separation, berms, landscaping, walls and fences.
 - f. The following residential unit types are allowed in a PUD MU: any residential unit type allowed in the [SF-1 and SF-2](#) District; any residential unit type allowed in the MF-1 District; in commercial areas of a [MU-PUD MU](#), residential uses above the first floor.
 - g. The following commercial uses are allowed in residential or mixed residential-commercial portions of a PUD MU: any commercial use allowed in the NB District; the size limit on individual establishments set forth in the NB District shall apply in the residential or mixed residential-commercial portions of a PUD MU, but the size limits imposed on centers and the setback requirements from other uses applicable to the NB District shall not apply in these sections of the PUD MU.

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- h. Commercial and industrial development within a PUD shall be located so as not to create undue traffic congestion or street hazards. Location of sufficient off-street parking and loading area shall be determined as appropriate to the particular PUD. Consideration shall be given to anticipated pedestrian, bicycle and vehicular impacts, adjacent development providing multiple use of off-street parking facilities and the types of commercial uses implicated.
 - i. Parking areas, service areas, buffers, entrances, exits, yards, courts, landscaping, graphics and lighting shall be designed as integrated portions of the total PUD.
- (2) Size. There is no minimum size for the PUD-MU District.
 - (3) Uses permitted. Within a PUD-MU District, the following uses shall be permitted subject to meeting all applicable criteria and regulations: any permitted, conditional or accessory uses allowed in PUD-R, PUD-B, PUD-NC, Gateway and Gateway Commercial Districts.
 - (4) Supplemental mixed use regulations:
 - a. Multifamily dwellings may be constructed above commercial uses, provided that there is separate access to dwelling units.
 - b. No commercial uses shall occupy the same floor as occupied by dwelling units.
- (e) PUD-V, Planned Unit Development Village District.
- (Ord. 99-615 §1; Ord. 2010-117 §§8, 12)