

City of Johnstown  
Zoning Ordinance  
Proposed Changes February 2024

Add to Section 22-501:

Schedule Allowable Land Uses in Zoning Districts

- Cannabis Dispensary in C2 Arterial Commercial Zone only with Site Plan Review by the City of Johnstown Planning Board.
- Airbnb to be allowed in all Zoning Districts with Site plan and Special use permit from the City of Johnstown Planning Board.
- Garage / Storage building to all Zoning Districts. Must comply with all Zoning and permitting regulations.

Add to Section 22-508: Prohibited Land Uses

- 3. The Construction of Solar Farms within the Corporate City Limits

Add to Section 22-801: Accessory Uses

- Add Airbnb to this section for definition and allowable use on the same lot as a primary structure

Add Definitions:

- Cannabis Dispensary: Cannabis dispensary or “cannabis retailer” means a facility, whether fixed or mobile, operated in accordance with state and local laws and regulations, where cannabis and/or cannabis products are offered for retail sale, including a facility that delivers cannabis and/or cannabis products as part of a retail sale.
- Airbnb / Bed and Breakfast:
  - o AirBnb: Airbnb is an online community marketplace to list, discover and book short-term accommodations around the world. It enables individuals to rent out their house, rooms or apartments to people who are looking for accommodations. The name “Airbnb” is short for Air bed and breakfast.
  - o Bed and Breakfast: is a small lodging establishment that offers overnight accommodation. Bed and breakfasts are often private family homes and typically have between four and eleven rooms, with six being the average. In addition, a B&B usually has the hosts living in the house.
- Garage / Storage building: This structure is walled and roofed, and used mainly for storing vehicles. Garages typically get designed to house one or two vehicles and to store vehicle parts and other equipment. A garage can either be attached or detached from a residential building.