

ZONING

84 Attachment 2

Town of Johnstown

Appendix B, Dimensional Requirements Table
[Amended 6-18-2018 by L.L. No. 1-2018; 9-18-2023 by L.L. No. 3-2023; 1-13-2025 by L.L. No. 1-2025]

Signs ²	Zoning Districts									
	R-1	R-2	RPO	R-A	AUZ	C-1	C-2	M-1	CID	HMDD
Name plates - max. aggregate sign area (sq.ft.)	2	2	2	2	2	2	2	2	2	2
Institutional signs - max. aggregate sign area (sq. ft.)	20	20	20	20	20	20	20	20	20	20
Business signs - max. aggregate sign area (sq. ft.)	20	20	20	20	200	200	200	200	200 ¹	200
Max. aggregate sign area - temporary signs (sq. ft.)	6	6	6	6	40	40	40	100	100	40
Off-premise signs - max. aggregate sign area (sq. ft.)	N/A	N/A	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	300	N/A ³	N/A
Max sign area: each directional signs (sq. ft.)	—	—	—	—	—	4	4	4	4	4
Freestanding/detached sign - max height (ft.)	12	12	12	12	12	18	25	12	12	12
Permit for permanent signs	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Permit for temporary signs	N/A	N/A	N/A	N/A	Yes	Yes	Yes	Yes	Yes	Yes
Area and Height Regulations²										
Minimum lot size (sq. ft.) ²	1.5 acres	1 acre	30,000	1 acre	1 acre	1 acre	30,000	1 acre	1 acre	10,000
Minimum lot size with public sewer (sq. ft.)	20,000	20,000	15,000	20,000	20,000	20,000	15,000	1 acre	1 acre	10,000
Minimum lot width (ft.)	200	150	150	150	150	150	100	150	150	50
Minimum lot width with public sewer (ft.)	100	80	80	80	100	100	150	150	50	
Minimum lot width for Lakeshore lots (ft.) ²	150	150	150	150	150	150	150	N/A	N/A	N/A
Maximum percentage of lot occupied by principal building	0.2	0.25	0.35	0.4	0.4	0.4	0.6	0.5	0.5	60%
Maximum height of building (feet) ²	35	35	35	50	50	50	50	50	50	50
Minimum yard distances (feet):										
Front yard	50	50	50	50	50	50	50	50	50	0
Side yard	30	20	15	30	30	20	15	20	20	10
Both side yards	75	40	40	75	75	50	30	50	50	20
Rear yard	50	50	30	30	30	30	30	4	4	25

¹ Three square feet per frontage foot; 200 square feet maximum.

² More restrictive area and height requirements may apply to property within the Adirondack Park pursuant to the Adirondack Park Agency Act.

JOHNSTOWN CODE

- ³ Off-premises signs may be temporarily permitted provided they meet the definition of “temporary signs” set forth in § 84-21.