

To: Amsterdam/Churchill Community Planning Group:
From: Warren Vaughan, County Planning 
Date: 9/29/08

Re: Standards for the AC Town Core

Note: *The following is not formal policy language. If we can use the following statements to help us make decisions about the AC Town Core, then I will follow up with the formal policy and regulatory language.*

Sub-Districts

For starters, I suggest the Town Core contain four distinct sub-districts:

- 1) an *existing residential sub-district*, which comprises all existing residential subdivisions;
- 2) a *future residential sub-district*, which will comprise future areas of residential; and
- 3) a *mixed-use sub-district*, which can comprise existing and future commercial and mixed-use areas.
- 4) A *public* district for the schools and churches.

Density

Existing Residential: All existing sub-divisions will continue to exist as they've been platted. No future subdivision unless covenants get changed.

Future Residential: In this proposal, new subdivision may occur at the Settlement densities (i.e., 8,000 square foot lots). There may be the occasional duplex if someone has a minimum of 4,000 square feet per unit. No single-family lots may be created on lots smaller than 8,000 square feet. A developer may choose to develop property at less density than the Settlement if desired.

Mixed Use: Residential densities may match the future residential densities. Commercial densities to be discussed further.

Uses

Existing Residential. All existing residential subdivisions shall have uses dictated according to their existing covenants.

Future Residential. Future residential uses may have the following uses:

- single-family homes,
- duplex units (if density requirements are met),
- garages (attached or detached),
- guest houses and caretaker residences,

- accessory apartments,
- home occupations (meaning the business is conducted by someone who lives in the home and who has a minimum of employees).
- Accessory uses, such as shop buildings.

Mixed Use. As I've drawn it, this is the area north of Amsterdam Road between the bank and the grocery store. Generally, uses can be a mix of residential and light commercial. There should be a clear distinction between commercial and industrial.

Performance Standards

Landscaping. Landscaping shall be required for commercial uses. Generally, landscaping shall be required in the front yard. Landscaping will be required in the side and rear yard depending on the adjacent use. Generally, landscaping standards could look like this:

- Commercial and industrial uses will be required to have landscaping along all public roads;
- Commercial and industrial uses will be required to have landscaped buffers (between 10 and 40 feet) between them and any other use. *Example:* if a new grocery store is constructed, and their adjacent neighbor is a residential unit, they would need to have a 20-foot buffer with trees planted with one group every fifty linear feet. NOTE: This would NOT apply to home occupations.
- New residential subdivision will be required to construct a landscaped buffer (with similar standards as above) if the adjacent use is commercial or industrial. New construction for houses will not have to put the landscaping in; landscaping will be constructed with the subdivision.

Canals and Ditches. All uses shall be required to contact the canal company if they are located within XXX feet of a canal or ditch. Anyone seeking to build anything within the designated distance will be required to provide evidence from the canal or ditch company that the construction is okay when they turn in their permit. Also, prohibit channeling of stormwater runoff into a canal or ditch without express permission.

Connections. New subdivision and commercial development should be required to provide connections to adjacent property, developed or not, in order to ensure that appropriate connections are provided.

Sidewalks. New subdivision within the town core with a density of greater than 1 unit per acre should provide sidewalks on both sides of the street.

Trash receptacles. Trash receptacles for new commercial construction/development shall be screened from view.

Runoff and Erosion Control. New subdivision, and new construction clearing 1/2 acre of ground (excluding single-family residences), will be required to turn in a runoff and erosion control plan.

Setbacks to watercourses. The Gallatin County subdivision regulations require a 150-foot setback to watercourses for new subdivision; mirroring this in the plan and zoning regulation could cause problems for existing lots.

Lighting. New commercial development will be required to shield lighting so that direct illumination is focused on the structure facade, landscape, or other site feature and away from adjoining properties and roads.

Commercial parking lots in rear. This is an “anti-sprawl” standard. If new commercial developments are constructed, parking lots should be located to the side or the rear rather than out front.

Commercial signs. Require basic sign standards a) prohibiting billboards, b) prohibiting flashing, moving, blinking lights. Require square footage standards for new commercial signs.

Parking lot landscaping??