

To: Amsterdam/Churchill Community Planning Group
From: Warren Vaughan, County Planning; Walt Sales, President, ACCPG
Date: 6/28/10
RE: **Town Core Zoning Committees**

Over the next few weeks, the Amsterdam/Churchill Community Planning Group would like to use several committees to efficiently draft zoning standards for the Town Core. The Town Core is made up of several existing neighborhoods, as well as a number of areas that will be critical to how the Town Core functions in the future. We will likely break people into groups based on area/neighborhood and ask you to work together over the next couple of weeks. Please see the questions below for guidance, as well as the attachments which give examples. I will be available to help all groups.

I have attached several documents to this memo: the Town Core chapter of the Community Plan; examples of partial zoning districts from Gallatin County and around the country; and the covenants for several subdivisions within the Town Core.

Questions for the Town Core

- Within the Town Core, how many sub-districts should we have? Not every area within the Town Core should have identical development standards, and we need to think about how to logically split it up.
 - The Plan gives guidance in Policy 3.1 (*Land Use Map*). The general question is whether or not the 7 sub-categories described (A-G) are distinct enough to stand alone when we write standards for zoning sub-districts, or if some of them can be combined into single sub-districts.
- How should we think about uses within the Town Core?
 - The Plan gives guidance in Policy 3.1 (*Land Use Map*), Policy 3.3 (*Residential Neighborhoods*), and Policy 3.4 (*Commercial Areas*). Generally, Policy 3.1 will give the greatest guidance, but we will need to distill the general policy direction of the Plan into specific categories of uses in the Regulation.
- How should we think out densities within the Town Core?
 - The Plan gives guidance in Policy 3.1 (*Land Use Map*). Same comment as above - general policy direction distilled to specific standards.
- What other Development Standards should be included in the Town Core Section?
 - Policies 3.3, 3.4, 3.5, 3.9, and 3.10 give guidance on standards for both residential and commercial neighborhoods, including landscaping, parking, height and setback, lighting, site design, mitigation of heavy traffic, road connections, and agricultural canals and ditches.