

## PLANNING for the AMSTERDAM/CHURCHILL TOWN CORE

### **DISTRICTS**

The Town Core is divided into four separate sub-districts: Existing Residential; Commercial; Ecton Ranch; and New Residential. Each sub-district is unique and has its own standards. The sub-districts are described below.

#### **Existing Residential**

The Existing Residential sub-district contains all of the existing subdivisions within the Town Core.

##### *Uses that are allowed*

- Daycares (except for large daycare centers)
- Nursing homes *(independent living)*
- Home occupations (a business that a person operates out of their home)
- Churches
- Residences and any accessory buildings (such as garages and outbuildings)
- Schools

##### *Uses that are allowed but which first require a public hearing*

- Bed and Breakfast Inns
- Boarding houses
- Energy substations
- The expansion of a nursing home by more than 50% square footage than is in place at the time of adoption
- Home-based business (a business that has employees)

##### *Property line setbacks*

- 15 feet (front yard); 8 feet (rear yard); 8 feet (side yard)

##### *New Subdivision*

- The density of new subdivision is not specified. Any new subdivision should fit with the character of the surrounding neighborhoods.

##### *Additional Standards*

- The height of new buildings shall not exceed 36 feet (except for churches and schools)
- New houses shall have a pitched roof and a permanent foundation.

#### **Commercial**

The Commercial sub-district is located north of Amsterdam road and includes both the Churchill Bank and the Amsterdam Store. The intent of the sub-district is to allow for light retail, commercial, office

uses, and businesses. Some residential uses are allowed as long as they are accessory to a commercial use.

*Uses that are allowed*

- Generally, uses such as offices, clinics, repair and other personal services, and personal warehousing are allowed in this sub-district.

*Uses that are allowed but which first require a public hearing*

- Amusement and recreation facilities
- Cell towers
- Car washes
- Electric substations
- Hotels and motels
- Laboratory and research facilities
- Light manufacturing
- Residential uses that include multi-family
- Veterinary uses

*New Subdivision*

- The density of new subdivision is not specified. Any new subdivision will largely depend on the availability of infrastructure such as sewer, water, road, and parking requirements.

*Building Height*

- The height of new structures should be no more than 36 feet tall

*Parking*

- Different uses will have different parking requirements.
- Additionally, in order to prevent the “sea of parking” in front of each new use, parking between either Churchill Road or Amsterdam Road shall only be two rows deep. All other necessary parking should be provided along the sides and rear of each building.

*Medical Marijuana*

- Medical marijuana operations are not allowed.

*Landscaping*

- Both parking lots and yards of commercial buildings should be landscaped.
- Landscaping is determined based on the amount of street frontage and the number of parking spaces for each lot.

*Lighting*

- Light fixtures for commercial buildings should generally be aimed downward and at the building or sign itself. Additionally, the light fixture should be a “cutoff” style so that the light itself is shielded from being directed upward.
- Blinking, flashing, and moving lights are generally not allowed.

### *Signs*

- Businesses may have signage totalling up to 100 square feet per lot. The types of signs include:
  - Freestanding signs: this is a pole or monument sign located in front of the building. Freestanding signs may be up to 12 feet high
  - Wall signs: these are signs located on a building’s wall, including canopy, awning, and projecting signs
- Stringed flags, inflatable signs, pennants, stringers, etc. are not allowed.
- If a lot or building has more than one business associated with it, then a “master sign plan” will need to be created to ensure that signage amounts are equally and fairly distributed amongst the businesses.



### *Other Standards*

- All utilities for new commercial development should be buried underground.
- Outdoor storage of materials and goods not for sale should be stored in side and rear yards.
- Commercial repair operations (such as auto repair) should take place within a side or rear yard. If it is taking place in a side yard, it should be shielded by landscaping.
- Drive-through restaurants are not allowed.
- Child care centers should fence any outdoor play areas.
- Commercial operations should shield any garbage storage.
- New commercial buildings should be designed so that the building doesn’t simply have a “blank wall” facing the street.

### **Ecton Ranch**

TO BE ADDED

### **New Residential**

The New Residential sub-district includes the area east of Churchill North and the property between Godfrey Canyon Estates and the Settlement.

#### *Uses that are allowed*

- Daycares (except for large daycare centers)
- Nursing homes
- Home occupations (a business that a person operates out of their home)
- Churches
- Residences and any accessory buildings (such as garages and outbuildings)
- Schools

*Uses that are allowed but which first require a public hearing*

- Bed and Breakfast Inns
- Boarding houses
- Energy substations
- The expansion of a nursing home by more than 50% square footage than is in place at the time of adoption
- Home-based business (a business that has employees)

*Property line setbacks*

- 30 feet (front yard); 25 feet (rear yard); 15 feet (side yard)

*New Subdivision*

- The density of new subdivision is 2 lots per acre.

*Additional Standards*

- The height of new buildings shall not exceed 36 feet (except for churches and schools)
- New houses shall have a pitched roof and a permanent foundation.