

SECTION 3 Ecton Ranch Sub-District

The Ecton Ranch Sub-District is divided into three separate phases: Ecton Ranch Single-Family Residential; Ecton Ranch Residential Townhouse; and Ecton Ranch Commercial. The location of these phases are determined at the time of development, though phases need to meet the goals and policies of the Amsterdam/Churchill Community Plan, specifically Chapter 3, as well as all of the standards listed below.

Purpose.

The purpose the ER Sub-District is to allow for creative, mixed-use development near the Churchill Bank and the intersection of Amsterdam Road and Churchill Road as well as west of Bethel Church, and residential development with substantial open space and park space on the remainder of the property. Typical new uses in the ER Sub-District include retail, personal services, offices, and other small-scale commercial uses serving the surrounding community. Residential and agricultural uses are also allowed. Standards established in the ER Sub-District support and implement Chapter 3 of the Amsterdam/Churchill Community Plan. Further, the intent of the ER Sub-District is to meet the following objectives:

1. To ensure that future growth and development in the ER Sub-District respects the existing character of the Amsterdam/Churchill community and meets goals and policies of the Amsterdam/Churchill Community Plan, specifically Chapter 3;
2. To allow opportunities for creative and innovative land development in the central area of the Amsterdam/Churchill Town Core;
3. To encourage patterns of development which connect key areas of the Amsterdam/Churchill Town Core;
4. To provide a process which encourages a comprehensive approach to development of the sub-district.

Planned Unit Development.

The intent of the ER Sub-District is to be developed as a PUD. PUD's may be composed of a single use/parcel or a mixture of uses/parcels. The Commission shall find that the applicant of a PUD has demonstrated the following:

1. Have the intent, purpose, and standards of the ER Sub-District been met?
2. Have the intent and purpose of the Amsterdam/Churchill Community Plan, specifically Chapter 3, been met?
3. Are the elements of the PUD (e.g., buildings, circulation, open space, landscaping, etc.) designed and arranged to produce an efficient, functionally-organized and cohesive development?

February 1, 2011

4. Have the elements of the PUD been designed and arranged to minimize impact (traffic on roads within the Town Core, visual resources) on existing development in the Amsterdam/Churchill Town Core?

Phases-Sub-Districts within the PUD.

The Ecton Ranch Sub-District is intended to be developed as a PUD. Three different ~~types-Sub-Districts of development~~ are allowed:

Mix use

& substantial open space

Category A: Single-Family Residential

Category B: Residential Town Home

Category C: Neighborhood Commercial

The ultimate mix of these three ~~phases-Sub-Districts~~ shall be determined by approval of the PUD. Standards for ~~each phase-Sub-District~~ are detailed below. The intent of ~~this Sub-District~~ the Ecton Ranch area is to ~~consist~~ create a planned development consisting predominately of the Single-Family Residential Sub-District in the southern portion of the site, transitioning to Residential Town Home and Neighborhood Commercial Sub-Districts near the intersection of Amsterdam Road and Churchill Road.

Uses allowed within ~~this each~~ sub-district will be further defined in the following areas below:

- ~~1. Single Family Residential~~
- ~~2. Residential Town Home~~
- ~~3. Neighborhood Commercial~~

Design Standards applying to all Phases.

1. *Setbacks.* Setbacks shall be established through the PUD process and are specific for each phase. See sections below for specific detail. The following standards apply to all phases:
 - a. Rear yard setbacks for lots along the Amsterdam Bluff and its tributary shall be 30 feet.
2. *Principal Structure.* The principal structure on the site shall be the dominant element. All accessory structures shall be subordinate in size, features and form to the principal structure.
3. *Parking in Front Yard Setback.* Customer parking and/or outdoor storage of equipment or RV's is prohibited within the front yard setback of any lot.
4. *Connections.* New subdivision and construction of new Structures requiring a LUP shall design traffic and pedestrian connections, such as sidewalks and trails, between

February 1, 2011

Lots and buildings, including, but not limited to, shared drives and multiple and/or shared access points.

5. *Connections between Churchill Road and Camp Creek Road.* New subdivision shall be designed to provide a connection between Churchill Road and Camp Creek Road. If development in the ER Sub-District is phased, the road connection may be done concurrently with each phase.

6. New development shall place the bluffs on the western edge of the property in common open space.

7. Open Space: At least 50% of the entire Ecton Ranch PUD shall be left as permanent open space. Open space should provide effective corridors through the development for trail development and may be designed to include amenities such as community gardens. Open Space may be held by the Property Owners' Association, by park dedication, by conservation easement, or by an individual lot owner or third party as long as it is permanently dedicated as Open Space.

6.8. Transportation Network. The PUD should identify the major transportation issues within the development (i.e., traffic impacts, pedestrian facilities such as sidewalks and trails).

SECTION 3A Ecton Ranch Single Family Residential

The Single-Family Residential (SFR) phase shall consist of single-family residential dwellings along with accessory buildings including, but not limited to, garages and sheds. Location of the SFR phase should meet the intent of this Sub-District as well as Chapter 3 of the Amsterdam/Churchill Community Plan.

Uses that are allowed

- Daycares (except for large daycare centers)
- ~~Nursing homes~~ Retirement Home/Community
- Home occupations (a business that a person operates out of their home)
- Churches
- Residences and any accessory buildings (such as garages and outbuildings)
- Schools
- Agriculture
- Public and quasi-public uses such as amphitheaters, farmers markets, and community gardens.

Uses that are allowed but which first require a public hearing

- Bed and Breakfast Inns
- Boarding houses
- Home-based business (a business that has employees)

Property line setbacks

- Front Yard: 25 feet
- Side Yard: 10 feet
- Side Corner Yard: 25 feet
- Rear Yard: 20 feet
- Setbacks along the Amsterdam Bluff shall increase to 30 feet
- Porches and decks, if not enclosed, may extend up to 5 feet into the required setback

Height

- 35 feet, measured from lowest adjacent grade level to the highest point of the roof or parapet wall (excluding chimneys)

SECTION 3B Ecton Ranch Residential Town Home

The Residential Town Home (RTH) phase shall consist of town home and duplex residential units along with accessory buildings including, but not limited to, garages and sheds. Location of the RTH phase should meet the intent of this Sub-District as well as Chapter 3 of the Amsterdam/Churchill Community Plan.

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
- Duplex 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
- Home-based business (a business that has employees)

Property line setbacks

- Front Yard: 10 feet
- Shared Side Yard: 0 feet
- Side Yard: 5 feet
- Side Corner Yard: 10 feet
- Rear Yard: 10 feet
- Setbacks along the Amsterdam Bluff shall increase to 30 feet
- Porches and decks, if not enclosed, may extend up to 5 feet into the required setback

Height

- 35 feet, measured from lowest adjacent grade level to the highest point of the roof or parapet wall (excluding chimneys)

Additional Standards

- New houses shall have a pitched roof and a permanent foundation.
- Attached or detached garages shall be recessed and not extend closer to the front yard setback than other elements of the residence.

Prohibited uses include medical marijuana dispensaries, adult-oriented businesses, gambling operations, and bars.

Uses not allowed but which may 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

Prohibited Uses

- Adult-oriented businesses
- Gambling establishments
- Bars
- Medical marijuana

New Structures

- Front Yard - 5 feet
- Side Yard - 10 feet
- Rear Yard - 5 feet

*Setbacks for properties in areas planned for "Neighborhood Commercial" are intended to create a continuous street-front facade along the streetscape.

Heighting Policy

- The height of new structures should be no more than 30 feet tall as measured from the lowest adjacent grade to the highest point of the roof or parapet wall.

SECTION 3C Ecton Ranch Neighborhood Commercial

The neighborhood commercial area is intended to be a diverse environment with business, entertainment, and retail components that share a common design character creating a community core. Uses shall generally fall in the category of personal and business services, retail, personal and business services, offices, and other small-scale commercial uses serving the surrounding community. Residential uses may be a secondary component of this area. Prohibited uses include medical marijuana dispensaries, adult-oriented business, gambling operations, and bars.

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

Prohibited Uses

- Medical marijuana
- Bars
- Gambling Establishments
- Adult-Oriented Businesses

New Subdivision

- ???

Setbacks

- Front Yard = 5 feet
- Side Yard = 10 feet
- Rear Yard = 5 feet

*Setbacks for properties in area planned for "Neighborhood Commercial" are intended to create a continuous street-front façade along the streetscape.

Building Height

- The height of new structures should be no more than 30 feet tall as measured from the lowest adjacent grade to the highest point of the roof or parapet wall

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.

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

- Freestanding Signs:
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 - Signs can be two-sided or single-faced
- Window signs
 - Window signs shall cover no more than 20% of the window surface
- Wall signs
 - No more than 32 square feet in area
 - May not extend above the top of the wall or parapet; they may be incorporated into the wall or parapet design
 - Any illumination shall be mounted above the sign and directed onto the sign surface only.
- Projecting signs:
 - Shall be mounted at a right angle to the building face
 - Shall project no more than three feet from the wall
 - The bottom of a projecting sign shall be at least eight feet above the sidewalk/grade
 - No more than 15 square feet in area
 - Only one projecting sign per each business in a building;
- Canopy signs
 - Shall not project above or beyond the canopy to which it is mounted
 - The bottom of the canopy shall be at least eight feet above the sidewalk/grade
- General sign provisions
 - Each storefront elevation is allowed no more than two sign types designated above
- The following are prohibited signs:

- Roof-mounted signs, except where integrated into the architectural design of the building;
- Internally-illuminated signs;
- Neon signs, except for verbiage only, with letters less than or equal to 10" high;
- Electronic message boards;
- Reader boards;
- Billboards and off-premise signs;
- Pole signs;
- Banner signs;
- Balloons or inflated animals;
- Pennants, streamers, spinners, and revolving signs;

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.
- New commercial buildings should be designed so that the building doesn't simply have a "blank wall" facing the street.
- Each parking lot shall provide for adequate snow storage; such snow storage shall be integrated into the grading and drainage of the site.
- *Storm Water Drainage.* A storm water drainage and management plan shall be submitted for all parking lots that are over 20,000 square feet in area.
- *Solid Waste Disposal.* All commercial buildings shall provide at least one enclosed, screened trash dumpster per building.