

IV. Ecton Ranch

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.

Master Plan.

The intent of the ER Sub-District is to be developed as a Master Plan (MP). Generally, the MP should consist of the following:

- a land use map showing the location of the various components listed below;
- a discussion of potential impact on surrounding properties;
- a discussion of the components described below;
- a discussion of potential uses in each of the components;
- a discussion of the densities of each component;
- a traffic study, if the MP will generate more than 500 trips per day;
- generalized location of proposed utilities, trails, and improvements;
- generalized circulation system;
- Preliminary information on water supply and sewage treatment and public safety (including fire protection, police, emergency medical response, and road access).

A MP needs to demonstrate the following:

1. Are the elements of the MP (e.g., buildings, circulation, open space, landscaping, etc.) designed and arranged to produce an efficient, functionally-organized and cohesive development?
2. Have the elements of the MP 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?

Components within the MP.

The Ecton Ranch Sub-District is intended to be developed as a MP. Four different components are allowed:

Component A: Single-Family Residential. Up to 316 lots shall be allowed; independent living facilities are also allowed.

Component B: Residential Town Home. Up to 63 RTH lots shall be allowed. (Handwritten: 65 RTH to 10%)

Component C: Neighborhood Commercial.

Component D: Open Space and Agriculture. At least 50% of the entire Ecton Ranch MP development shall be designated permanent Open Space/Agriculture.

The ultimate mix of these four components shall be determined by approval of the MP. Standards for Components A-C are detailed below. Component D shall be determined by the MP. The intent of the

Ecton Ranch area is to create a master plan consisting predominately of Component A in the southern portion of the site, transitioning to the Components B and C in the north ½ of the property and near the intersection of Amsterdam Road and Churchill Road. The retirement community is intended to be a multi-use development consisting of residences, a retirement center, and various activity centers. Component D, Open Space and Agriculture, should comprise fifty percent of the entire Ecton Ranch MP.

The intent of the Ecton Ranch MP is that each component will be approved through the initial MP; subsequent subdivision will allow the MP to develop in phases.

Uses allowed within each component will be further defined below, with the exception of Category D, to be defined by the MP.

Design Standards applying to all Phases.

1. **Setbacks.** Setbacks are specific for each phase and are detailed below. The following standards apply to all phases:
 - a. Rear yard setbacks for lots along the Amsterdam Bluff and its tributary shall be 30 feet from the rear property line.
2. **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.
3. Development shall place the bluffs on the western edge of the property in open space.
4. **Open Space:** At least 50% of the entire Ecton Ranch MP shall be left as permanent open space or agriculture. Open space should be connected and provide effective corridors through the development for trail development. Open Space may be designed to include amenities such as community gardens or agriculture. *park space*
5. **Transportation Network.** The MP should identify the major transportation issues within the development (i.e., traffic impacts, generalized road and trail connections) and how it integrates with the larger community.
6. **Buffers along Churchill Road.** A 30-foot buffer of landscaped open space shall be placed along Churchill Road between any new lots and the Churchill Road right-of-way. New structures immediately adjacent to this buffer should only be single-story.
7. **Parking requirements.** The MP, and each applicable subsequent subdivision phase, shall provide a parking plan for any commercial development.

Component A: Ecton Ranch Single Family Residential

The Single-Family Residential (SFR) phase shall consist of single-family residential dwellings along with accessory buildings such as garages and sheds. Up to 316 lots are allowed.

Uses that are allowed

- Daycares (except for daycare centers)

- Retirement Home/Community/Independent living facilities
- Home occupations (a business that a person operates out of their home)
- Churches
- Residences and any accessory buildings (such as garages and outbuildings = 2 per lot)
- Schools
- Agriculture

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)
- Office uses

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)

Component B: Ecton Ranch Residential Town Home

The Residential Town Home (RTH) phase shall consist of town home and duplex residential units along with accessory buildings such as garages and sheds.

W8 40 63

*2 on 1 lot
on share line*

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 = 2 per lot)
- 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: 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.

Component C, Ecton Ranch Neighborhood Commercial

The neighborhood commercial area is intended to be a diverse environment with business, public/quasi-public, 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. Retreat centers, as well as public and quasi-public uses such as amphitheaters, farmers markets, community centers and uses, and community gardens are also allowed. 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 = growing and dispensaries
- Bars
- Gambling Establishments
- Adult-Oriented Businesses

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 35 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 that are set during the MP
- 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:
 - 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.

STANDARDS for SOUTHEAST RURAL AMSTERDAM/CHURCHILL

New Subdivision

- The primary difference between Southeast Rural A/C and Rural A/C is density of new subdivision. Density may be increased up to one lot per 5 acres; at least 65% of the development must be left in open space. Ideally, this area will develop as a planned unit development and all roads, parks, open spaces, trails, and homes will be coordinated in a way that does not infringe on existing agriculture in the surrounding area.

DEVELOPMENT STANDARDS APPLYING TO BOTH RURAL A/C AND SE RURAL A/C

*** Please note tht all agricultural buildings and uses are exempt from these standards.

Protect agricultural water conveyance failities

- If someone is building a structure for non-agricultural purposes (residential, accessory, commercial), and an agricultural water conveyance facility is located either on the property or within 100 feet of the property line, it should be shown on a map given to the County.
- That lot owner will need to sign a form, to be turned in to the County, acknowledging the right of the users of the agricultural water conveyance facility to maintain it.
- All new construction should be set back 50 feet from the centerline of an agricultural water conveyance facility unless the setback is reduced by the users of the agricultural water conveyance facility. This can be superceded by a setback agreed upon by a subdivision
- No new development should direct stormwater or snow runoff into an agricultural water conveyance facility unless the users agree.

Buffers protecting agriculture

- New subdivision should provide a buffer of 50 feet between any residential lots and bordering agricultural operations

Acknowledging agricultural operations

- Landowners building structures that are not agricultural in nature will need to sign a form acknowledging that the A/C area is an agricultural area, that they understand this, and that they will not complain about agriculture-related sounds, smells, dust, etc.

Adequate fencing

- New subdivision should provide the fencing necessary to protect any adjacent agricultural operations

Setbacks to the Gallatin River and other watercourses

- New construction (except agricultural construction) should be set back 300 feet from the Gallatin River and 150 feet from other watercourses. If any wetlands are present on a site being subdivided, the subdivision should be designed to provide a 35-foot setback for residential development from the wetlands.

Traffic Routing

- New subdivision of more than 25 homes, or uses generating more than 250 trips per day, should be designed to route traffic directly onto collector or arterial roads rather than through any existing subdivided land

Road Improvements

- Uses generating more than 60 trips per day may be required to improve access roads

Solid Waste

- Industrial or commercial solid waste handling and storage areas shall be effectively screened from the public view by enclosure in a building, location on the site, or the construction of a fence or wall.

Outdoor Lighting Standards.

- New outdoor lighting should be minimize light trespass on adjacent properties as much as possible by shielding or directing the light downward
- Blinking, flashing, or strobe lights are all prohibited (except for holiday lighting)

Addressing

- Address signs will be constructed of reflective three-inch white lettering on a reflective, contrasting background. The address sign shall be placed within 25 feet of the intersection of the driveway and the addressed road (measured from the roadway). The address sign must be clearly visible 100 yards from the approachable direction, or both ways if the address can be approached from two directions.