

IV. Ecton Ranch – Mixed Use

Purpose.

The purpose the ER-Mixed Use (ER-MU) Sub-District is to allow for creative, mixed-use and residential development near the Churchill Bank and the intersection of Amsterdam Road and Churchill Road as well as west of Bethel Church. 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-MU Sub-District is to be developed with Master Plans (MP). MP's can be done prior to subdivision or concurrently. Generally, an MP should consist of the following:

- A discussion of how the MP relates to and integrates with other MP's and undeveloped property within the ER-MU sub-district;
- A discussion of how the MP integrates with the Town Core; *roads trails open space*
- A discussion of how the MP complies with the Amsterdam/Churchill Community Plan, specifically Chapter 3 (Town Core);
- A discussion of how the MP complies with the purpose and standards of the ER sub-district;
- 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?
3. Compliance with the Amsterdam/Churchill Community Plan, specifically Chapter 3 (Town Core)

Components within the MP.

The ER-MU Sub-District is intended to be developed as with MP's. Four different components are allowed:

- Component A: Single-Family Residential.
- Component B: Residential Town Home.
- Component C: Neighborhood Commercial.

The intent of the ER-MU MP is that each component will be approved through an initial MP; subsequent subdivision will allow the MP to develop in phases if desired. The ultimate mix of these four components shall be determined by approval of the MP. Standards for Components A-C are detailed below.

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

Design Standards applying to all Phases.

1. *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-MU Sub-District is phased, the road connection may be done concurrently with each phase.
2. *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.
3. *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.
4. *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.

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

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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

Density

- Average lot size = ???

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. Up to 15% of a MP may be designated Component B.

10 of total (of MU)

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

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- 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.

V. Ecton Ranch –Residential

Purpose.

The purpose the ER-Residential (ER-R)Sub-District is to allow for residential development with substantial open space, as well as continued agriculture.

Master Plan.

The intent of the ER-R Sub-District is to be developed with Master Plans (MP). MP's can be done prior to subdivision or concurrently. Generally, an MP should consist of the following:

- A discussion of how the MP relates to and integrates with other MP's and undeveloped property within the ER-MU sub-district;
- A discussion of how the MP integrates with the Town Core;
- A discussion of how the MP complies with the Amsterdam/Churchill Community Plan, specifically Chapter 3 (Town Core);
- A discussion of how the MP complies with the purpose and standards of the ER sub-district;
- 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:

4. 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?
5. 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?
6. Compliance with the Amsterdam/Churchill Community Plan, specifically Chapter 3 (Town Core)

The intent of the Ecton Ranch-R Sub-District is that each component will be approved through an initial MP; subsequent subdivision will allow the MP to develop in phases if desired.

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)

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- 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
- Duplex homes
- Home-based business (a business that has employees)
- Office uses

Density

- Average lot size = 10,000 square feet

Property line setbacks

- Front Yard: 25 feet
- Side Yard: 10 feet
- Side Corner Yard: 25 feet
- Rear Yard: 20 feet
- Rear Yard 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

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. If connections are made in the ER-MU Subdistrict, this standard may not apply.
6. *Open Space:* At least 50% of the ER-R subdistrict shall be left as permanent open space or agriculture. Each MP may provide 50% open space within the boundaries or may provide an agreement with neighboring properties within the ER-R Sub-District to provide open space off-site. 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 and may include both passive and active open space.
7. *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.