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**SECTION 1  
RURAL AMSTERDAM/CHURCHILL  
SUBDISTRICTS**

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## **STANDARDS for RURAL AMSTERDAM/CHURCHILL**

### **Land Uses**

#### *Uses that are allowed.*

- All uses are allowed in Rural Amsterdam/Churchill except for those listed below.

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

- Gravel pit operations
- Energy substations
- A use generating more than 250 trips on average per day or which generates more than 50 trips at a single time during the peak hour
- Cell towers

#### *Uses that are prohibited.*

- Bars
- Casinos
- Adult-oriented businesses
- Medical marijuana commercial growing and/or dispensary operations

#### *Property line setbacks for new buildings (except for agricultural buildings)*

- Front Yards: 50 feet from county roads, 30 feet from other roads
- Rear and Side Yards: 20 feet
- Property lines bordering agricultural operations: 50 feet

#### *New Subdivision*

- One development right per 160 acres (or for each existing parcel smaller than 160 acres);
- For every 80 acres, there is an additional development right, though that development right must be on a parcel that is only 15% in size of the area parcel
  - For example, a 160 acre parcel would have 3 development rights, though each of the additional development rights could only be on lots 24 acres or smaller. Also, the additional development must be placed on the least productive agricultural ground
- The additional development rights can be transferred to other parcels
  - A landowner can have a density of up to one lot per 40 acres if they use transferred development rights, though the transferred rights must meet the same clustering standards defined above.
- Several situations are exempt from the “new subdivision” standards:
  - All family transfers, boundary relocations, mortgage surveys, and agricultural exemptions
  - Employee housing for agricultural purposes
  - New lots exclusively for commercial use

## **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.

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*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.

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**SECTION 2**  
**AMSTERDAM/CHURCHILL TOWN CORE**  
**SUBDISTRICTS**

## **STANDARDS for the AMSTERDAM/CHURCHILL TOWN CORE**

### **DISTRICTS**

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

#### ***I. 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
- 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.

## ***II. 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.

### ***III. 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.

#### **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;
- 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. Three different components are allowed:

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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 three 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. No phase will be required to construct roads outside of that 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

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

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

*Density*

- *Average lot size = Half acre lots for residential units; density not defined for commercial units*

*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 10% of the ER MU Sub-District may consist of Component B.

*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

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- 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 amphitheatres, 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;

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- 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, including land uses, trails, roads, and 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:

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

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

*Density*

- Average lot size = 1/2 acre lots; density not defined for retirement center.

*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.

## **VI. Amsterdam Mixed Use**

### ***Purpose.***

The purpose the Amsterdam Mixed Use (AMU) Sub-District is to allow for creative, mixed-use and residential development near southwestern intersection of Amsterdam Road and Camp Creek Road. Typical new uses in the AMU 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 AMU 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 AMU 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 AMU 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:

7. 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?
8. 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?
9. Compliance with the Amsterdam/Churchill Community Plan, specifically Chapter 3 (Town Core)

### ***Components within the MP.***

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

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

The intent of the AMU 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 three 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.***

8. *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.
9. *Parking requirements.* The MP, and each applicable subsequent subdivision phase, shall provide a parking plan for any commercial development.

**Component A: Amsterdam 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

*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 = Half acre lots for residential units; density not defined for commercial units

*Property line setbacks*

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- Front Yard: 25 feet
- Side Yard: 10 feet
- Side Corner Yard: 25 feet
- Rear Yard: 20 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: Amsterdam 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 10% of the AMU Sub-District may consist of Component B.

*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
- 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, Amsterdam Neighborhood Commercial**

The neighborhood commercial area is intended to allow a diverse environment with business, public/quasi-public, entertainment, and retail components that share a common design character creating a node adjacent to the community of Amsterdam. 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 amphitheatres, 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

#### *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 Camp Creek 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.

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- 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.

## ***VII. Amsterdam Residential***

### ***Purpose.***

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

### ***Master Plan.***

The intent of the AR 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 AR and AMU sub-districts;
- A discussion of how the MP integrates with the Town Core, including land uses, trails, roads, and 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 AR 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:

- 10.** 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?
- 11.** 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?
- 12.** 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

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

*Density*

- Average lot size = 1/2 acre lots; density not defined for retirement center.

*Property line setbacks*

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

10. *Open Space:* At least 50% of the AR 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 AR Sub-District to provide open space off-site. An agreement with neighboring properties in the ER-R sub-district may also be provided in lieu of providing 50% open space on 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.
11. *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.

## **VIII. LOW-DENSITY RESIDENTIAL**

The Low-Density Residential sub-district includes Category F of the Amsterdam/Churchill Community Plan, south and east of the intersection of Camp Creek Road and Amsterdam Road.

### *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 1 lot 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.