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Outline of Draft Amsterdam/Churchill Community Zoning Regulation

How Did We Get Here?

In November 2007, a number of residents in the Amsterdam and Churchill communities came together to begin discussing ideas for how the two communities could grow and change in the future. That meeting kicked off a two-year community conversation ultimately leading to the adoption of the Amsterdam/Churchill Community Plan by the Gallatin County Commission in January 2010.

The Guiding Principles of the adopted Community Plan are:

- Protect the small town values, rural character, and quality of life of the Amsterdam and Churchill communities and surrounding area.
- Protect the agricultural heritage and wide open views of the area.
- Address infrastructure needs;
- Increase the local control of the future of the area by local residents;
- Work to protect agriculture and the rural lifestyle of the area;
- Honor community values of the Amsterdam and Churchill communities as the area grows.

After adoption of the Community Plan, the Amsterdam/Churchill Community Planning Group (ACCPG), the voluntary group of community members who had formed after the initial event, began meeting to discuss ideas for implementing the broad goals described above as well as the more specific policies listed in the plan itself. Two of the most immediate projects were 1) raising funds to build the first leg of a sidewalk system along the primary roads in the Amsterdam and Churchill Communities, and 2) drafting zoning standards to provide guidelines for new development in the area that will foster the Guiding Principles of the Community Plan.

The guiding idea behind much of the planning work and the zoning outline below is, first, to protect the agricultural lands of the area by directing the majority of growth into town core, and second, to ensure that this town core growth is functional, of high quality, and preserves the qualities that make Amsterdam and Churchill a great place to live.

What's in the Outline?

The rest of this packet provides an outline of the draft Amsterdam/Churchill Zoning Regulation. The outline is not the legal document but does provide a far more readable overview of the code itself. Those of you interested in reading the fine print can have your own copy.

The Community Plan is divided into two major sections: goals and policies for the Town Core, and goals and policies for Rural Amsterdam/Churchill. There are also goals and policies that span both areas. The zoning regulation, and the outline below, reflect these two major areas.

The Sub-Districts

The outline (and the zoning regulation) is divided into eight sub-districts: six sub-districts in the Town Core and two sub-districts for the rural area outside the Town Core. Each sub-district has its own chapter with its own set of standards. The sub-districts mirror the land use categories of the Community Plan and reflect the different character and needs of different areas.

The six Town Core sub-districts are:

- Existing Residential: This sub-district primarily comprises the existing neighborhoods within the Amsterdam and Churchill communities. The goal of this sub-district is to ensure that new development is compatible with existing neighborhoods.
- New Residential: This sub-district comprises areas within Churchill that are undeveloped but which, when developed, should reflect a similar development pattern to existing neighborhoods.
- Commercial: This sub-district is located north of Amsterdam Road between the Churchill Bank and the Amsterdam Store and includes both of those intersections. The goal is to provide basic standards for new commercial development in this area.
- Low-Density Residential: This area lies adjacent to Camp Creek behind the existing development along Camp Creek Road.
- Mixed Use: This area comprises the north half of the Ecton Ranch property as well as the western edge of the intersection of Camp Creek Road and Amsterdam Road. While there is an existing subdivision approved for the Ecton Ranch portion of this sub-district, these standards are in place to ensure that if plans change, any new development will provide the same mix of commercial, residential, and open space as the currently-approved development.
- Town Core Residential: This sub-district comprises the south half of the Ecton Ranch property as well as west and south of the intersection of Amsterdam Road and Camp Creek Road and is drafted to ensure that, if development plans change for this property, any new development provides the same level of development as what is currently approved.

The two rural sub-districts are:

- Rural Amsterdam/Churchill: This sub-district comprises everything outside the Town Core except for an area in the southeast corner of the District. The overall intent of this sub-district is to ensure that agriculture is protected.
- Southeast Rural Amsterdam/Churchill: This sub-district is in the far southeast of the district next to the Cottonwood Golf Course and Norris Road.

Each Sub-District is made up of several different sections:

- Uses allowed by right: These are uses allowed in the sub-district.
- Conditional uses: These are uses that require a public hearing before the County Commission. If necessary, conditions may be placed on the use to ensure that it works

well with its neighbors. Examples of conditions could be landscaping requirements or limits on hours of operation.

- Setbacks and height requirements: Each sub-district has its own distinct building setbacks and height requirements.
- Density: Most of the sub-districts specify the maximum density of any new subdivision. For example, the New Residential Sub-District specifies that new subdivision can be done at a density of two units per acre, i.e., if someone owns five acres, they may have 10 lots.
- Other standards: Some of the sub-districts, such as the Commercial, Mixed Use, and the Town Core Residential, have additional standards such as landscaping and lighting. The rural sub-districts have additional standards protecting uses such as canals and ditches.

Please keep in mind that this is a draft only! There will be opportunities to get involved in the planning process over the next several months, as well as opportunities to comment on the code during the public hearing process. Thanks for taking the time to read this and provide feedback.

Rural Sub-Districts*

*Please note that both the Rural Amsterdam/Churchill and the SE Rural Amsterdam/Churchill Districts have been combined in this outline.

STANDARDS FOR THE RURAL AMSTERDAM/CHURCHILL AND THE SOUTHEAST RURAL AMSTERDAM/CHURCHILL SUB-DISTRICT

General Description: Both rural sub-districts are located outside of the Town Core. The only difference between the two sub-districts is the density, so they have been combined in this outline.

Relationship to the Community Plan: Chapter 4 of the Community Plan contains several goals and policies implemented by this section:

- Policy 4.2, Right to Farm
- Policy 4.3.1, Protection of canals and ditches
- Policy 4.3.2, Require open space buffers between new subdivision and existing agricultural operations
- Policy 4.4.1, Adopt a base density that gives agriculture room to operate
- Policy 4.4.2, Allow greater density if new development is clustered in a pattern similar to the historical development pattern of the area
- Policy 4.4.3, Allow greater density in the southeast corner near Four Corners
- Policy 4.4.4, Exempt commercial development from density requirements
- Policy 4.4.5, Exempt agriculture employee housing and family transfers from density requirements
- Policy 4.4.6, Allow landowners to transfer development rights between properties
- Policy 4.5, Allow for a wide variety of different uses in rural areas while requiring high-intensity uses to hold public hearings and prohibiting adult-oriented businesses, bars, and gambling establishments
- Policy 4.7.1, Protect watercourses by requiring setbacks

Location: The Rural Amsterdam/Churchill Sub-District includes everything outside the Town Core with the exception of one area in the far southeast corner of the District. That area, the Southeast Rural Amsterdam/Churchill Sub-District, is described below.

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 within 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 in the Rural Amsterdam/Churchill Sub-District

- 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

New Subdivision in the Southeast Rural Amsterdam/Churchill Sub-District

- Density is one lot per five acres
- 65% of the development must be left in open space
- New development must be designed to not infringe on surrounding agricultural operations

DEVELOPMENT STANDARDS APPLYING TO BOTH RURAL A/C AND SOUTHEAST 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 between a subdivision and a canal company.

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- 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.

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

Outdoor Lighting Standards.

- New outdoor lighting for commercial non-agricultural use 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.

TOWN CORE SUBDISTRICTS

- *Existing Residential
- *New Residential
- *Commercial
- *Mixed Use
- * Town Core Residential
- *Low Density Residential

Existing Residential

General: The Existing Residential sub-district contains all of the existing subdivisions within the Town Core and is intended to provide standards protecting these existing neighborhoods

Relationship to Community Plan: Chapter 3 of the Community Plan contains several goals and policies implemented by this section:

- Policy 3.1, Adopt standards reflecting the single-family residential nature of the area
- Policy 3.3.1, Adopt standards identifying residential areas within the Town Core;
- Policy 3.3.2, Allow residential uses with low-impact home occupations and home-based businesses
- Policy 3.3.4, Establish basic design standards for new buildings 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

- Building height = maximum of 36 feet (except for churches and schools)
- New houses shall have a pitched roof and a permanent foundation.

New Residential

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

Relationship to Community Plan: Chapter 3 of the Community Plan contains several goals and policies implemented by this section:

- Policy 3.1, Adopt standards reflecting the single-family residential nature of the area
- Policy 3.3.1, Adopt standards identifying residential areas within the Town Core;
- Policy 3.3.2, Allow residential uses with low-impact home occupations and home-based businesses
- Policy 3.3.4, Establish basic design standards for new buildings 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

- 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

- Building height = maximum of 36 feet (except for churches and schools)
- New houses shall have a pitched roof and a permanent foundation.

Commercial

General: 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.

Relationship to Community Plan: Chapter 3 of the Community Plan contains several goals and policies implemented by this section:

- Policy 3.4.1, Allow for a variety of commercial uses
- Policy 3.4.2, Require lighting standards for new commercial uses
- Policy 3.4.3, Require landscaping for new commercial development and construction,
- Policy 3.4.4, Require commercial solid waste areas to be screened
- Policy 3.4.5, Require road mitigation of high-traffic uses
- Policy 3.4.6, Ensure that new commercial development is well designed
- Policy 3.4.7, Adopt sign standards
- Policy 3.4.8, Prohibit bars, casinos, and adult businesses
- Policy 3.5, Ensure new development has safe, functional access
- Policy 3.9.2, Adopt lighting standards to protect the night sky

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.

Mixed Use

General: The MU Sub-District is located in the heart of the Town Core on the north half of the Ecton Ranch Property as well as at the intersection of Amsterdam Road and Camp Creek Road. The purpose of the Mixed Use (MU) Sub-District is to allow for creative, mixed-use and residential development. 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.

Relationship to Community Plan: Chapter 3 of the Community Plan contains several goals and policies implemented by this section:

- Policy 3.4.1, Allow for a variety of commercial uses
- Policy 3.4.2, Require lighting standards for new commercial uses
- Policy 3.4.3, Require landscaping for new commercial development and construction,
- Policy 3.4.4, Require commercial solid waste areas to be screened
- Policy 3.4.5, Require road mitigation of high-traffic uses
- Policy 3.4.6, Ensure that new commercial development is well designed
- Policy 3.4.7, Adopt sign standards
- Policy 3.4.8, Prohibit bars, casinos, and adult businesses
- Policy 3.5, Ensure new development has safe, functional access
- Policy 3.9.2, Adopt lighting standards to protect the night sky

Master Plan:

The intent of the MU Sub-District is to be developed with Master Plans. Master Plans can be done prior to subdivision or concurrently. Generally, a Master Plan should consist of the following:

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

1. Are the elements of the Master Plan (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 Master Plan 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 Master Plan:

The MU Sub-District is intended to be developed as with Master Plans. Three different components are allowed:

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

The intent of the MU Master Plan 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 Master Plan. Standards for Components A-C are detailed below.

Uses allowed within each component will be further defined below.

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 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 Master Plan 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 Master Plan, and each applicable subsequent subdivision phase, shall provide a parking plan for any commercial development.

Component A: 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

- 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 MU Sub-District may be developed as 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

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- 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: 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.

Town Core Residential

General:

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

Relationship to Community Plan: Chapter 3 of the Community Plan contains several goals and policies implemented by this section:

- Policy 3.1, Adopt standards reflecting the single-family residential nature of the area
- Policy 3.3.1, Adopt standards identifying residential areas within the Town Core;
- Policy 3.3.2, Allow residential uses with low-impact home occupations and home-based businesses
- Policy 3.3.4, Establish basic design standards for new buildings within the Town Core

Master Plan:

The intent of the TCR Sub-District is to be developed with Master Plans. Master Plans can be done prior to subdivision or concurrently. Generally, a Master Plan should consist of the following:

- A discussion of how the Master Plan relates to and integrates with other Master Plans and undeveloped property within the TCR and MU sub-districts;
- A discussion of how the Master Plan integrates with the Town Core, including land uses, trails, roads, and open space;
- A discussion of how the Master Plan complies with the Amsterdam/Churchill Community Plan, specifically Chapter 3 (Town Core);
- A discussion of how the Master Plan complies with the purpose and standards of the TCR 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 Master Plan 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 Master Plan 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)

The intent of the TCR Sub-District is that each component will be approved through an initial Master Plan; subsequent subdivision will allow the Master Plan 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)
- 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

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 TCR Sub-District is phased, the road connection may be done concurrently with each phase. If connections are made in the MU Subdistrict, this standard may not apply.
2. *Open Space:* At least 50% of the TCR subdistrict shall be left as permanent open space or agriculture. Each Master Plan may provide 50% open space within the boundaries or may provide

an agreement with contiguous properties within the TCR 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.

3. *Transportation Network.* The Master Plan 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.

LOW-DENSITY RESIDENTIAL

General: 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.

Relationship to Community Plan: Chapter 3 of the Community Plan contains several goals and policies implemented by this section:

- Policy 3.1, Adopt standards to allow for 5-6 homes in this area
- Policy 3.1, Adopt standards reflecting the single-family residential nature of the area
- Policy 3.3.1, Adopt standards identifying residential areas within the Town Core;
- Policy 3.3.2, Allow residential uses with low-impact home occupations and home-based businesses
- Policy 3.3.4, Establish basic design standards for new buildings 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

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

New Subdivision

- The density of new subdivision is 1 lot per 10 acres.

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.