

Subdivision Density Standards

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SUBDIVISION DENSITY STANDARDS

Amended July 11, 2005

6.0 Description of Residential Topographical Areas and Density

6.1 Overview

The topographical areas and density schedules flow from the topography and location of the individual parcels. A parcel's capacity for development is also determined by access, road snow removal, fire protection, visual impact and surrounding land use. The *6.6 Schedule of Residential Topographical Areas and Density* creates a framework whereby the landowners gain a level of stability in knowing what to expect in the growth of their neighborhood. Orderly growth promotes beauty and harmony in the neighborhood. The overall effect is to preserve the rural residential character of the neighborhoods, while encouraging sound and creative growth. By allowing various densities of development in the Residential Areas, the Master Plan allows a wide variety of residential development that can respond to individual and market demands.

Generally, the building density is scheduled for single-family residences, with the highest density set at 1 dwelling unit per 4 acres, which would allow five units on an original twenty acre parcel. A cluster development allows for a higher density by building the dwelling units closer together and surrounding the houses with open spaces helps preserve the rural atmosphere of Glastonbury. A central public potable water and wastewater system is many times necessary. The limit of five houses per original parcel, that has been the *de facto* development density of Glastonbury, was due to the largest number of tracts allowed under the State's minor subdivision classification.

6.2 Single-Family Residence Variance

Properties within the topographically defined areas of Glastonbury are unique and may utilize a higher building density than is denoted in the *6.6 Schedule of Residential Topographical Areas and Density*. The PRC, after taking into consideration input from nearby neighboring landowners, shall not unreasonably deny variances for additional single-family residences if the new building sites meet acceptable water and septic system requirements, set forth by Montana Department of Environmental Quality or its successor, has minimal impact on community roads, and are not visible from a community road. Building sites in view of community roads will be considered during a meeting that is noticed to the affected neighboring landowners.



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6.3 Minimum Size of Subdivided Tract or Lot

The minimum size for a subdivided tract or lot of land within any of the denoted Topographical Areas shall be as noted in 6.6 *Schedule of Residential Topographical Areas and Density*.

6.4 Major Density Changes

Reserved

6.5 Schedule of Residential Topographical Areas and Density

The categories used in the Residential Topographical Areas and Density Schedule are as follows:

A. Lower Plateau Area: This is the relatively flat benchlands in the lower elevation with easy access and low to medium visual impact. Only a few parcels in the Lower Plateau area of Glastonbury South are visible from the highway, thus screening most of the developments.

B. Lower Hilly Area: This area is hilly with medium access.

C. Middle Hilly Area: In the middle hilly area, the access is medium to poor and the snow removal is more difficult. On some parcels in this area and the Upper Hilly Area, the visual impact is high if the building site is on the hillside with an unimpeded view of the highway.

D. Upper Hilly Area: These are limited development areas because of difficult access, steep slopes and challenging terrain. This areas is a mix of forest and meadows.

E. Alpine-Forested Area: Development is very limited in this area due to poor access; steep slopes, rock outcroppings and narrow canyons; high fire danger and limited fire protection; and limited snow removal, which could limit winter access.



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66 Schedule of Residential Topographical Areas and Density

Topographical Description And Parcels	Min. Avg. Acres per tract/lot ¹	Min. Acres per tract/lot ¹	Max. No. of Tracts/Lots per Original 20+ Acre Parcel	Max. Building Height	Building Setbacks		
					Front	Sides	Rear
Lower Plateau Area North: 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 22, 23, 24, 25, 30, 31, 41, 43, 44, 45, 46, 47, 48, 49, 50, 51, 56 South: 20, 28, 29, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41	2.85	2.0	7	30 ft	25 ft	25 ft	25 ft
Lower Hilly Area North: 26, 27, 28, 29, 42, 52, 53, 54, 55 South: 21, 22, 24, 25, 26, 27, 30, 31	4	4	5	30 ft	25 ft	25 ft	25 ft
Middle Hilly Area North: 32, 33, 34, 35, 36, 38, 39, 40, 57 South: 18, 19, 42, 56, 57	4	4	5	30 ft	25 ft	25 ft	25 ft
Upper Hilly Area North: 37, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70 South: 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 104, 105, 106, 107, 108, 109	5	4	4	30 ft	25 ft	25 ft	25 ft
	5	5	4				
Alpine-Forested Area South: 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 97, 98, 99, 100, 101, 103	10.0 ²	10.0 ²	2	30 ft	25 ft	25 ft	25 ft



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Common Use Land North: Tract 1 of COS 1173 South: 96, 102	None	N/A		N/A	N/A	N/A	
Golden Age Village Parcels: North Lots 1-49 on portions of 3, 4	N/A	N/A		1 story	15 ft	5 ft	5 ft

1. The “minimum average acres per tract/lot” is the maximum average density of development for any given parcel as defined by COS 615A, 616A, 883, 981, 1173. Individual tracts or lots in the subdivision of a parcel may be smaller, so long as the overall maximum density of the original parcel is maintained. No tract/lot can be less than one acre (except for a tract containing only one emergency fallout shelter)

For all parcels not in tenancy-in-common before May 28, 1998, a formal subdivision, prepared and approved in accordance with applicable regulations of the Community of Glastonbury, Park County and Montana Department of Environmental Quality, must be completed to increase original parcel residential density of more than two residences owned by the parcel owner.

2. Due to rugged terrain, and limited road access, the minimum tract size shall be 10 acres and no more than one subdivision shall be allowed per original parcel. Tenancies-in-common created before May 28, 1993 may be subdivided to a maximum number and size of tracts determined by the number and percentage of ownership interests of the tenancy-in-common. Immediate family members will be considered one interest. Further subdivisions above the Scorpio – Polaris intersection may not be allowed by Park County due to the narrow width of the Community roads.