

ZONING

*129 Attachment 2*

**Town of Wilton**

**Schedule 1<sup>1</sup>  
Model PUD Local Law**

As each planned unit development district requires an amendment to the Code of the Town of Wilton, adoption of a Planned Unit Development District (PUDD) requires a change to the existing Zoning Map and shall be accompanied by a local law approved by resolution of the Town Board. This model is provided as a guide to the applicant who will be responsible for preparation of the local law.

SECTION I: Title of proposed PUD District.

This local law shall be known as “Local Law No. \_\_\_\_\_ of 19 \_\_\_\_ of the Town of Wilton amending the Code of the Town of Wilton, as adopted \_\_\_\_\_, providing for the creation of a Planned Unit Development District to be known as \_\_\_\_\_.”

SECTION II: The Code of the Town of Wilton, as adopted \_\_\_\_\_, and the Zoning Map of the Town of Wilton set forth therein and made a part thereof are amended by changing from the existing zoning districts \_\_\_\_\_ as hereinafter described and creating within the boundaries of said newly described area a planned development district to be known and described as \_\_\_\_\_.

SECTION III: The area of (name of PUDD) consists of approximately \_\_\_\_\_ acres in the Town of Wilton and is bounded and described as set forth in Appendix A (legal description) and Appendix B (sketch plan), attached hereto and made a part hereof. The area is located (approximate) and bordered by (streets).

SECTION IV:

- A. A description of the uses allowed in the PUDD, by type, number and acreage, and a description of open space/recreation areas and any lands to be dedicated for public use.
- B. The sketch plan and the proposed uses are set forth in Appendix B and are in the office of the Town Clerk. The Town Board may amend the sketch plan after a public hearing.

SECTION V: An explanation of the manner in which the PUDD will be provided with water and sewer service.

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<sup>1</sup> Editor’s Note: The title of this schedule was amended 3-6-2003. This ordinance also repealed former Schedule 1, Computation of Density Example: R-2 Zone.

## WILTON CODE

SECTION VI: Established construction standards for buildings and public improvements, i.e., plans to be approved by licensed architect or engineer. Construction shall comply with New York State Uniform Fire Prevention and Building Code. All construction shall be subject to inspection by Town Building Inspector, Town Engineer and Town Highway Superintendent.

SECTION VII: Construction to begin within \_\_\_\_\_ (months, years) of final approvals and issuance of all required permits; description of staging of development.

SECTION VIII: All roads, drainage easements and rights-of-way shall be constructed by the developer and shall be in accordance with the Town Building Code and Chapter 109, Town Subdivision Regulations, of the Code of the Town of Wilton, and shall be offered without cost to the Town of Wilton for public use.

SECTION IX: Dedication of open space/recreation areas to the Town or nonprofit entity (homeowners' association); dedication of lands for public use, i.e., schools, fire station, etc.

SECTION X: Uses permitted in PUDD are set forth in Appendix B. Statement that developer shall follow procedures of Chapter 129, Article XXIII Site Plan Review, of the Code of the Town of Wilton and Chapter 109, Town Subdivision Regulations, of the Code of the Town of Wilton; statement that no use shall be permitted except as approved by the Town Board as being in conformity with this local law.

SECTION XI: Submission of plans. The developer shall, in accordance Chapter 129, Article XXIII Site Plan Review, of the Code of the Town of Wilton and Subdivision Regulations, submit plans for approval of each phase of construction prior to the issuance of a building permit.

SECTION XII: This local law shall take effect immediately upon filing in the office of the Secretary of State.

In addition to the amendment to the Code of the Town of Wilton, PUDD applications shall be subject to the review process outlined in Chapter 129, Article XXI of the Code of the Town of Wilton.

\* Exhibit A following this model is a completed, fictitious PUDD amendment to be used as guidance for applicants.