

ARTICLE XI. PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

A. APPLICATION TO EXISTING USE DISTRICTS

This section shall operate as a conditional use and as an alternative to the permitted uses and regulations applicable to existing districts. Basic underlying zoning requirements for lands over-zoned as a Planned Development District shall continue in full force and effect and shall be solely applicable until such time as the Town Board grants final approval as hereinafter provided. A Planned Residential District cannot be located in either the AG-FP or AG2-FP Districts without a rezone.

B. PURPOSE

The purpose of the Planned Development District and the regulations applicable to the same are to encourage and provide means for effecting desirable and quality development by permitting greater flexibility and design freedom than that permitted under the basic district regulations, and to accomplish a well balanced, aesthetically satisfying town and economically desirable development of building sites within a Planned Development District. The permitted uses include single and multiple-family homes, cluster developments, garden apartments, row housing, apartment houses, group housing and normally attendant accessory uses.

C. PROCEDURE

The procedure for the approval of a Planned Development Project shall consist of the following:

1. A person desiring to develop a particular site as a Planned Development Project shall apply to the Building Inspector and shall pay a fee of Fifty (\$50.00) Dollars with such written application. The application shall contain the names, mailing addresses and telephone numbers of the owners and developers and a description of the development site.

2. The application or petition shall also include the following information and meet the following requirements:

- a. Street design, number and general location of dwelling units, common structures and facilities, utilities and other information that the Town Board may require to make a decision.

- b. The proper preservation, care and maintenance by the original and all subsequent owners, of exterior design, common structures, utilities, access and open space shall be assured by deed restrictions enforceable by the Town or other measures deemed appropriate by the Town Board.

- c. The minimum size of a development shall be five (5) acres.

d. All Streets shall have hard surfaces with a minimum roadbed width of thirty (30) feet. All streets shall be well graded and surfaced drained.

e. Ample street lighting shall be provided for streets and walkways to the satisfaction of the Town Board.

f. Approved sanitary system shall be provided.

g. Approved surface water drainage shall be provided.

h. Fresh water supply tested and approved shall be provided at each dwelling unit.

i. Utilities shall be provided at each dwelling unit.

j. All areas not hard surfaced shall be graded and seeded to meet the approval of the Town Board.

k. Parking areas shall meet the requirements of Article XIV, Off-Street Parking Requirements.

l. Any other requirements deemed necessary by the Town Board.

3. After receipt of a petition and the filing of the required data, the Planning Committee and the Town Board shall hold a public hearing and such additional public hearings as may be desirable upon publication of a Class Three (3) Notice in the official newspaper of the Town. Any such hearing may be adjourned without further publication. Following such hearing, the Planning Committee shall recommend to the Town Board that the petition shall be either approved or disapproved. Upon receipt of the recommendation of the Planning Committee, the Town Board shall then consider whether or not to give final approval of the proposed project.

4. No construction shall be commenced on the building site until the Board has granted final approval, except such construction as shall be in compliance with both the requirements of the underlying zone and proposed planned development as submitted for final approval.

5. No subsequent change or addition to the planned development after final approval shall be allowed or permitted until approved by the Town Board after hearings and the recommendation of the Zoning and Planning Committee, as hereinabove provided.