

## MODEL LOCAL ORDINANCE

Each Planned Unit Development District is in an amendment to the Zoning Ordinance. Their adoption requires a change to the existing zoning map and must be accompanied by a local law or ordinance approved by resolution of the Town Board. This model local ordinance is provided as a guide to the applicant who will be responsible for preparation of the local ordinance which should be developed during the sketch plan review process and submitted to the Town Board along with the planning board's recommendation on the project. The town attorney may amend the proposed ordinances at the direction of the Town Board.

### **Section 1.** Title of Proposed P.U.D. District

"This ordinance shall be known as Ordinance # \_\_\_\_\_ of 20\_\_\_\_ of the Town of Northumberland amending the Zoning Ordinance of the Town of Northumberland as adopted \_\_\_\_\_, providing for the creation of a Planned Unit Development District # \_\_\_\_\_ to be known as \_\_\_\_\_."

### **Section 2.**

"The Zoning Ordinance of the Town of Northumberland as adopted \_\_\_\_\_ and the Zoning Map of the Town of Northumberland 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 Unit Development District to be known and described as \_\_\_\_\_."

### **Section 3.**

"The area of \_\_\_\_\_ (Name of P.U.D.D.) \_\_\_\_\_ consists of approximately \_\_\_\_\_ acres in the Town of Northumberland 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 4.**

- A. Description of uses allowed in P.U.D.D. by type, number and acreage. 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 sketch plan may be amended after a Public Hearing by the Town Board.

**Section 5.**

Explanation of the manner in which the P.U.D.D. will be provided with water and sewer service.

**Section 6.**

Established construction standards for buildings and public improvements; i.e., “Plans to be approved by licensed architect or engineer. Construction will comply with N.Y. Building Codes. All construction shall be subject to inspection by Town Building Inspector, Town Engineer, and Town Highway superintendent.”

**Section 7.**

Construction to begin within \_\_\_\_\_ months, years of final approvals and issuance of all required permits. Description of staging of development.

**Section 8.**

“All roads, drainage easements, and right-of-ways shall be constructed by the developer and shall be in accordance with the Town Building codes and Subdivision Regulations, be offered without cost to the Town of Northumberland for public use.”

**Section 9.**

Dedication of open space/recreation areas to the town or non-profit entity (homeowner’s association). Dedication of lands for future public use; i.e., schools, fire stations, etc.

**Section 10.**

“Uses permitted in P.U.D.D. are set forth in Appendix B.” Statement that developer shall follow procedures of town, site plan review ordinance, and town subdivision regulations. Statement that “no use shall be permitted except as approved by the Town Board as being in conformity with this ordinance.

**Section 11.**

Submission of plans. “Developer shall in accordance with the town site plan review ordinance and subdivision regulations submit plans for approval of each phase of construction prior to the issuance of a building permit.

**Section 12.**

This ordinance shall take effect \_\_\_\_\_ days after approval by the Town Board and posting and publishing in the official newspaper of the town as required by law

\_\_\_\_\_.

