

# PDD, PLANNED DEVELOPMENT DISTRICT

VESTAL TOWN CODE

## ARTICLE VI

### DIVISION 3. PLANNED DEVELOPMENT DISTRICT

#### **Sec. 24-531. Generally.**

A residential, commercial or industrial planned development district or combination thereof may be established in any district of the town for the purpose of promoting integrated site planning of tracts of land ten (10) acres or more in area. Establishment of a planned development district shall be by amendment to this chapter in accordance with the procedure in this division. This division is applicable to planned development districts.

(Code 1966, § 44-XIV-1)

#### **Sec. 24-537. Occupancy permits.**

Any restrictions placed upon any part of the area within a planned development district shall run with the land and shall not lapse or be waived as a result of any change of ownership of all or part of the area. The restrictions shall be part of any certificate of occupancy issued for any structure or use in the district.

(Code 1966, § 44-XIV-5)

**Sec. 24-532. Procedure for establishment of district.**

(a) *Application; form and content.* Written application for the establishment of a planned development district shall be filed with the administrative officer. The application shall be accompanied with the following information:

- (1) The location, size and boundaries of the proposed district.
- (2) The proposed use or uses of the district.
- (3) The present zoning classification of the designated area and all adjoining property within two hundred (200) feet.
- (4) The location of private or public rights-of-way, encumbrances, and easements bounding and intersecting the designated areas.
- (5) A site plan to the scale of one (1) inch equals fifty (50) feet, or larger, showing use, location and dimensions of buildings; the location and dimensions of open spaces; streets and other vehicular circulation of storage areas; and an indication of which rights-of-way, encumbrances and easements, if any, are to be continued, relocated or abandoned.
- (6) A storm drainage plan, including connections to an existing storm drainage facility or, in lieu thereof, an alternate plan sufficient to provide adequate, suitable, proper and safe storm drainage, subject to the approval by the town engineer.
- (7) Such additional information as may be required by the town planning board or the town board.

(b) *Action of the town planning board.* The town planning board may approve, approve with stated conditions or disapprove an application for a zoning amendment and shall file a written report of its decisions with the town board. In reaching its decision the town planning board may recommend any conditions or restrictions upon the location, construction or use or operation of the district as it shall deem necessary in order to secure the general objectives of this chapter.

(c) *Action by the town board.* When amended, the planned development district site plan and other specifications and conditions shall become a part of the amendment.

(Code 1966, § 44-XIV-2)

**Sec. 24-533. Fee.**

A fee of thirty dollars (\$30.00) shall be paid upon the filing of each application for a planned development district.

(Code 1966, § 44-XIV-6)

**Sec. 24-534. Permitted uses.**

Uses shall be limited to those approved by the town board. The town board may approve any use permitted in this chapter and may also permit separate ownership of each unit of a two-family dwelling.

(Code 1966, § 44-XIV-3(A))

**Sec. 24-535. Lot limitations.**

The following lot limitations apply to a two-family dwelling with separate ownership of each unit:

- (1) *Area.* The minimum area is six thousand two hundred fifty (6,250) square feet for each dwelling unit. Dwellings with a private sanitary sewer shall have such greater area as may be required by section 24-704.
- (2) *Frontage.* The minimum frontage is fifty (50) feet for each dwelling unit or fifty (50) feet measured at the thirty-foot setback line, provided that such a lot has a minimum of thirty-five (35) feet of frontage on a street.
- (3) *Other requirements.* All other requirements for the RA-2 district apply except as provided in this section to the contrary.

(Code 1966, § 44-XIV-3(B))

**Sec. 24-536. Changes or modifications.**

Incidental changes (i.e., required yards, height, coverage, etc.) may be permitted at the discretion of the zoning board of appeals.

(Code 1966, § 44-XIV-4)