

# Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County  City  Town  Village  
(Select one.)

of Wilton

FILED  
STATE RECORDS  
JUL 06 2023

DEPARTMENT OF STATE

Local Law No. 7 of the year 2023

A local law removing the existing CR-2 zone on Route 9 and merging with the RB-1 zone.  
(Insert Title)

Be it enacted by the Wilton Town Board of the  
(Name of Legislative Body)

County  City  Town  Village  
(Select one.)

of Wilton as follows:

See attached.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

**1. (Final adoption by local legislative body only.)**

I hereby certify that the local law annexed hereto, designated as local law No. 7 of 2023 of the ~~(County)(City)(Town)(Village)~~ of Wilton was duly passed by the Wilton Town Board on June 1, 2023, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*

**2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer\*.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted *(Elective Chief Executive Officer\*)* on \_\_\_\_\_ 20  , in accordance with the applicable provisions of law.

**3. (Final adoption by referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. *(Elective Chief Executive Officer\*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

**4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. Such local *(Elective Chief Executive Officer\*)* law was subject to permissive referendum and no valid petition requesting such referendum was filed as of \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

\* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

**5. (City local law concerning Charter revision proposed by petition.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_ 20\_\_\_\_, became operative.

**6. (County local law concerning adoption of Charter.)**

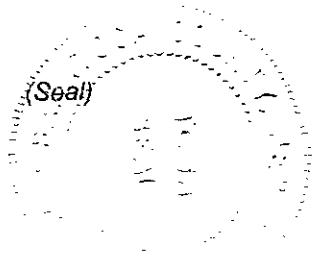
I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the County of \_\_\_\_\_ State of New York, having been submitted to the electors at the General Election of November \_\_\_\_\_ 20\_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

**(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)**

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

*Suzanne E. Baldwin*  
Clerk of the county legislative body, City, Town or Village Clerk or  
officer designated by local legislative body

Date: 6/28/2023



SECTION I: Title.

This local law shall be known as “Local Law No. 7 of 2023 of the Town of Wilton amending the Code of the Town of Wilton, as adopted June 1, 2023, providing for the removal of the CR-2 zone from the Wilton Town Code and merge affected parcels into the RB-1 zone located on Route 9.

SECTION II: Authority.

The Code of the Town of Wilton, as adopted June 1, 2023, and the Zoning Map of the Town of Wilton set forth therein and made a part thereof are amended by changing from the existing zone district as hereinafter described and creating within the boundaries of said newly described area as RB-1 zone.

SECTION III: Schedule of Use.

The addition of uses allowed in the RB-1 zone, Schedule “E” under Special Permitted Uses shall be as follows:

Boarding House/Tourist Home  
Senior Living Communities  
Educational Classroom and Facilities

SECTION IV: Severability.

If any clause, sentence, paragraph subdivision, or part of the Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

SECTION 5: Effective Date

This local law shall take effect immediately upon filing with the Secretary of State.

ZONING

129 Attachment 11

Town of Wilton

Schedule E

RB-1 Residential Business District

[Added 8-4-2005; amended 12-1-2005; 3-1-2007; 2-7-2013]




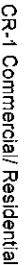


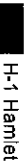
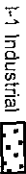

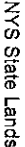
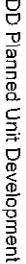
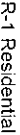
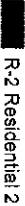
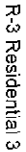

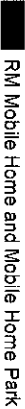
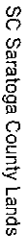

Principal Permitted Uses	Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Green Space	Maximum Building Height (feet) <sup>3</sup>	Minimum Yard Dimensions (feet)		
					Front	Side <sup>4</sup>	Rear <sup>4</sup>
Dwelling, one-family							
Municipal water and sewer	20,000 <sup>1</sup>	100 <sup>2</sup>	35%	35	30	20	50
Municipal water or sewer	30,000	150	35%	35	30	25	50
No municipal water or sewer	40,000	150	35%	35	30	25	50
Two-family dwelling with accessory apartment with municipal water and sewer	40,000	200	35%	35	30	25	50
Two-family dwelling							
Municipal water or sewer	60,000	250	35%	35	30	25	50
No municipal water or sewer	80,000	250	35%	35	30	40	50
Special Permitted Uses							
Nursery/garden centers/landscape services	40,000	200	35%	35	30	30	100
Small business office (<10,000 GSF all buildings)	40,000	200	35%	35	30	30	100
Small retail business (<10,000 GSF all buildings)	40,000	200	35%	35	30	30	100
Business offices	60,000	200	35%	35	30	50	75
Bed-and-breakfast facility	80,000	250	35%	35	30	40	50
Boarding Houses/Tourist Homes	80,000	250	35%	35	30	40	50
Places of worship/parish houses/rectories	120,000	200	35%	35	30	30	100
Clubs/lodges/community buildings	60,000	200	35%	35	30	50	75
Day-care centers	40,000	200	35%	35	30	50	100
Hotel, motel, or tourist cabin of 25 units of less	120,000	200	35%	35	30	30	100
Restaurants (no drive-through service)	40,000	200	35%	35	30	30	100
Veterinary offices*	60,000	200	35%	35	30	50	75
Home occupations	See § 129-176C*				30		
Public utilities	120,000	200	35%	35	30	50	50
Self-service storage facility	40,000	200	35%	35	30	50	50
Training and instructional classrooms & facilities	80,000	200	35%	35	45	30	50
Senior Living Communities	120,000	300	35%	45	30	50	50

NOTES:

- \* The boarding of animals is specifically prohibited in the RB-1 and H-1 Zones.
- <sup>1</sup> On a corner lot the minimum lot size shall be 30,000 square feet.
- <sup>2</sup> On a corner lot the minimum frontage shall be 150 feet on each road/street.
- <sup>3</sup> Maximum height shall be 55 feet with 20 feet unoccupied space.
- <sup>4</sup> Paved area side and rear yard setbacks shall be a minimum of 15 feet, and front setback shall be a minimum of 30 feet. When uses abut any residential district (R-1, R-2, or R-3) or exclusively residential PUD district, the setback for the paved area in the side yard and/or rear yard that abuts said district shall be a minimum of 50 feet

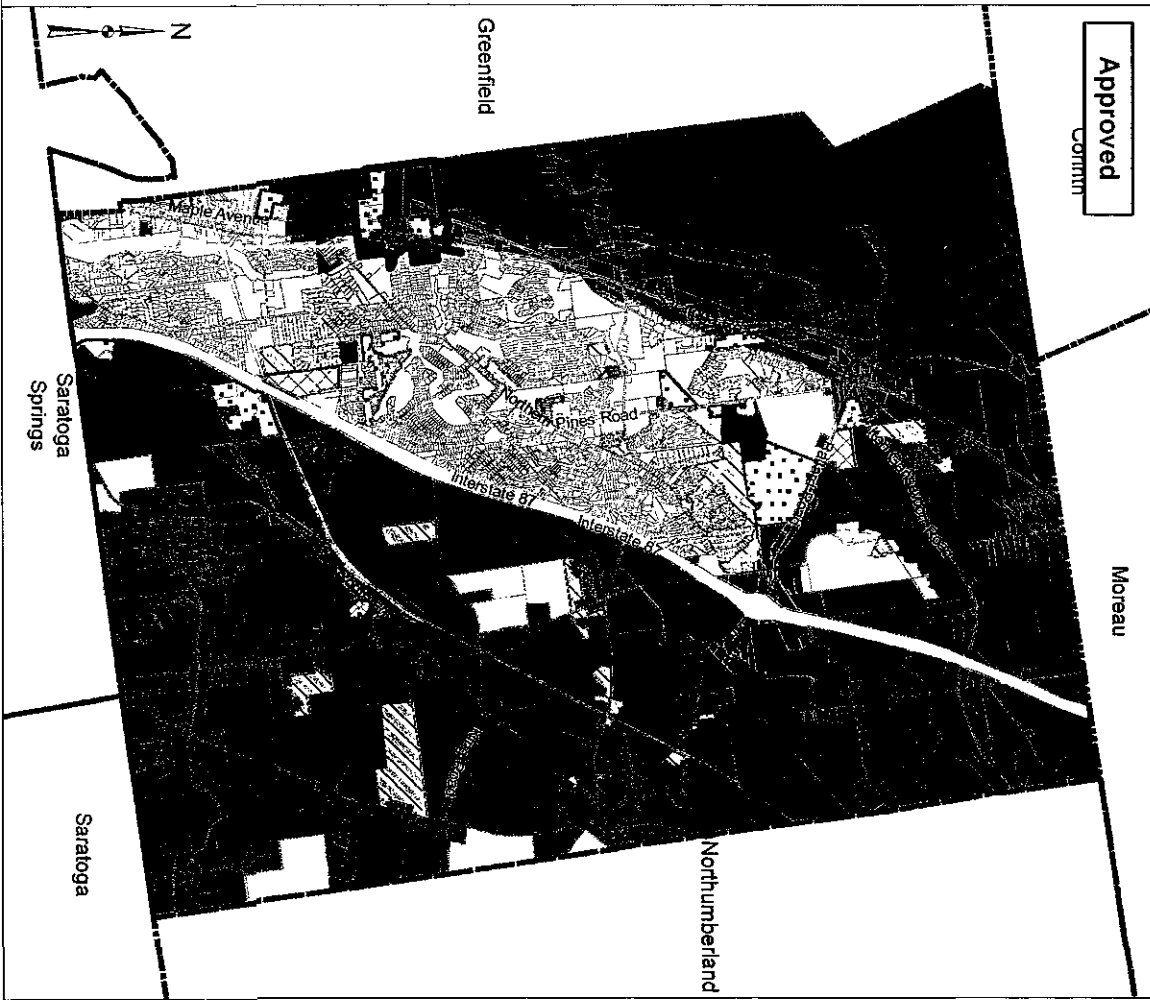
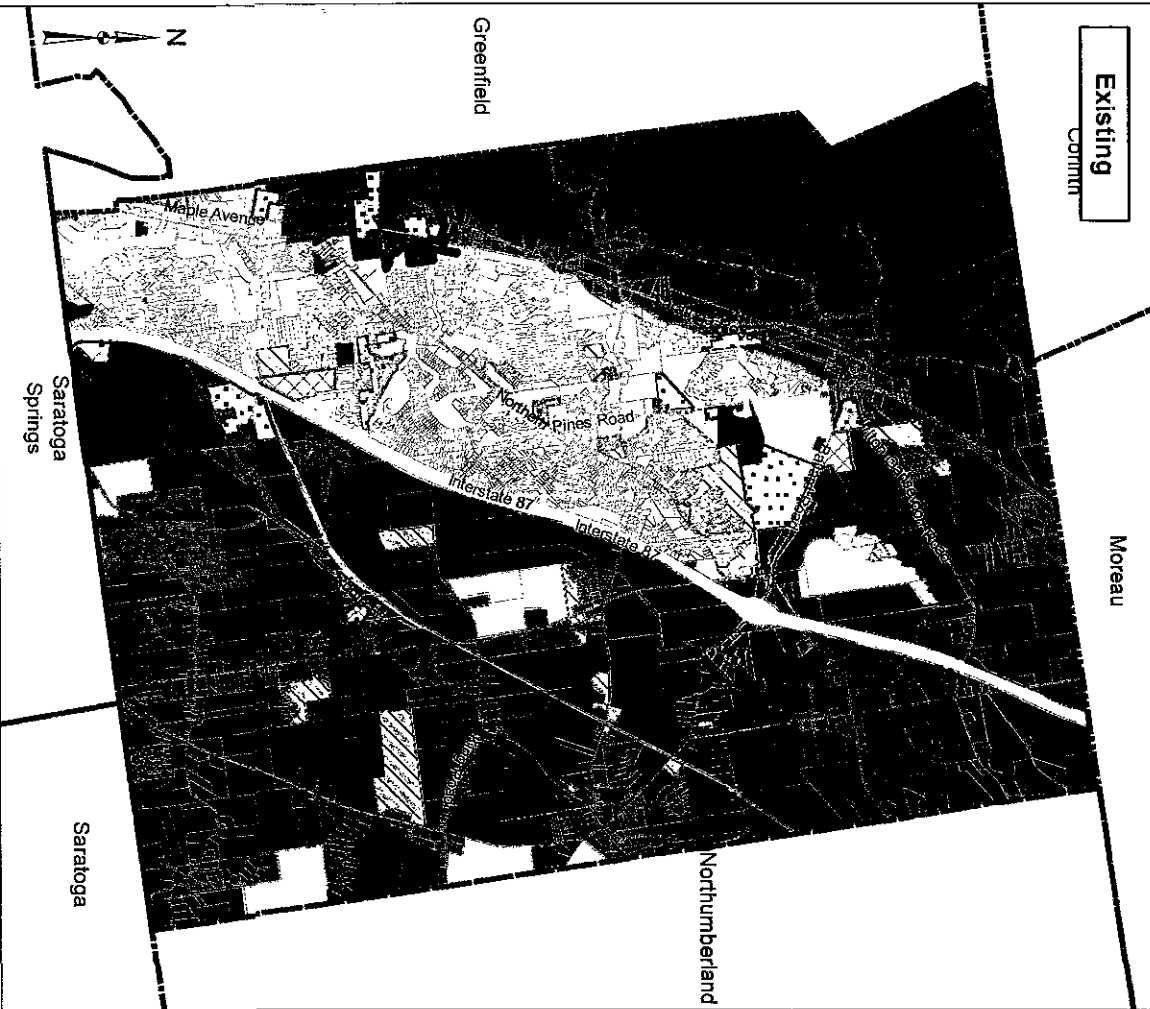
to 100 feet. The Planning Board shall determine the exact amount of setback based on the need, quality, and/or effectiveness of the proposed buffer.

**Zoning Districts**


-  C-1 Commercial
-  C-2 Business/ Light Industrial
-  C-3 Commercial/ Light Industrial
-  CR-1 Commercial/ Residential
-  CR-2 Commercial/Residential 2
-  CRT Composting/Recycling/Transfer
-  H-1 Hamlet
-  I-1 Industrial
-  LAKE
-  NYS State Lands
-  PUDD Planned Unit Development
-  R-1 Residential
-  R-2 Residential 2
-  R-3 Residential 3
-  RB-1 Residential Business
-  RM Mobile Home and Mobile Home Park
-  SC Saratoga County Lands
-  SD School District Lands


**Existing**  
Comm

**Approved**  
Comm



**Legend**

 Zone Change Request







 Parcels



**Town of Wilton, NY**  
**Zone Change Request**  
**CR-2 to RB-1**

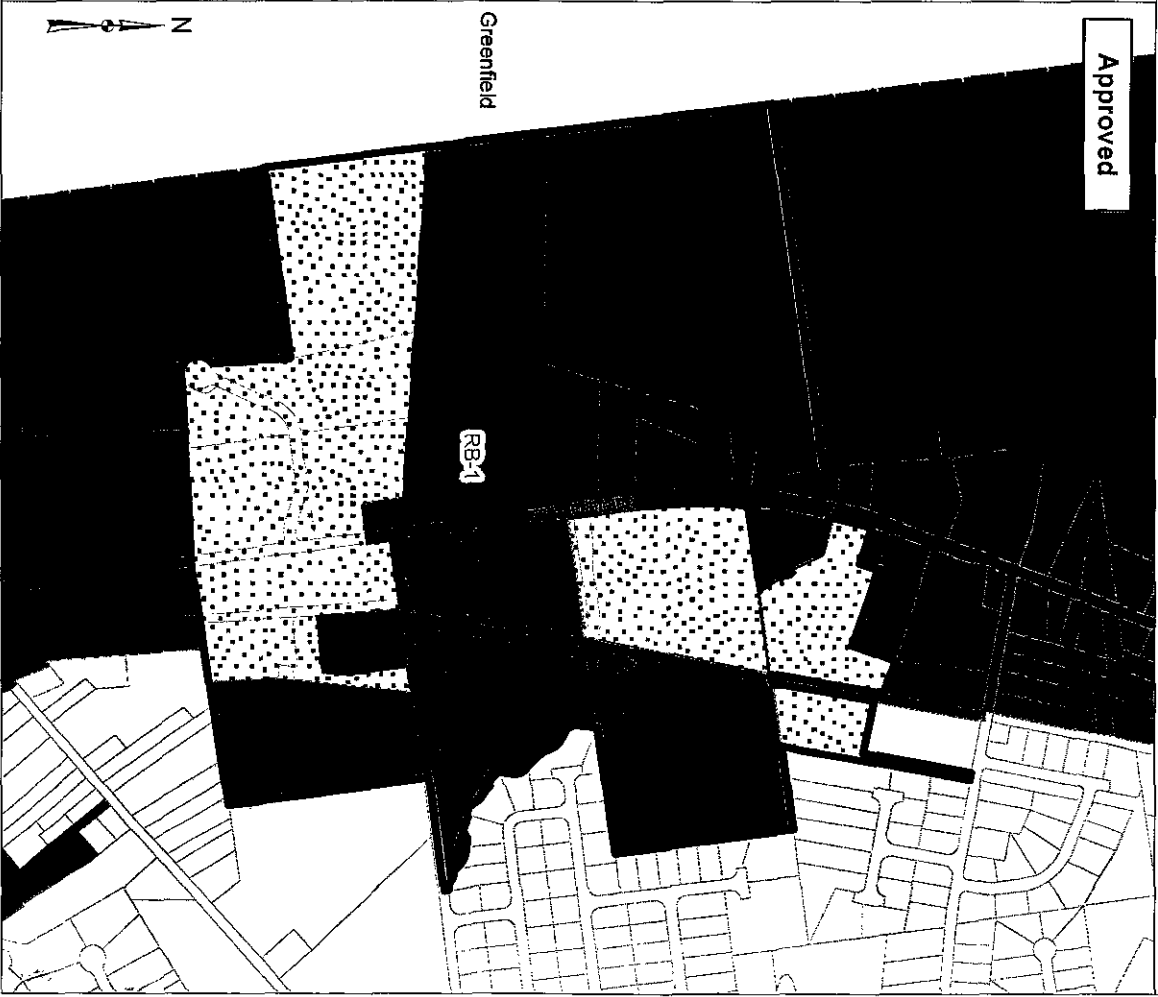
Mapping produced by the Town of Wilton Planning & Engineering Department  
Information is deemed accurate but not guaranteed. JUNE 2023

Zoning Districts



-  C-1 Commercial
-  C-2 Business/ Light Industrial
-  C-3 Commercial/ Light Industrial
-  CR-1 Commercial/ Residential
-  CR-2 Commercial/Residential 2
-  CRT Composting/Recycling/Transfer
-  H-1 Hamlet
-  I-1 Industrial LAKE
-  R-1 Residential
-  NYS State Lands
-  PUDD Planned Unit Development
-  R-2 Residential 2
-  R-3 Residential 3
-  RB-1 Residential Business
-  RM Mobile Home and Mobile Home Park
-  SC Saratoga County Lands
-  SD School District Lands
-  TW Town of Wilton Lands

Existing

Approved



Legend

-  Zone Change Request
-  Parcels



Town of Wilton, NY  
 Zone Change Request  
 CR-2 to RB-1

Mapping produced by the Town of Wilton Planning & Engineering Department.  
 Information is deemed accurate but not guaranteed. JUNE 2023