

Local Law Filing

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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 GREENFIELD

FILED
STATE RECORDS

DEC 14 2010

DEPARTMENT OF STATE

Local Law No. 4 of the year 2016

A local law Amending Town Code Relating to Solar Energy Systems and Facilities
(Insert Title)

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

County City Town Village
(Select one.)

of Greenfield as follows:

[SEE ATTACHED LOCAL LAW]

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

LOCAL LAW NO. 4 OF 2016

**A LOCAL LAW
AMENDING TOWN CODE RELATING TO
SOLAR ENERGY SYSTEMS AND FACILITIES**

Be it enacted by the Greenfield Town Board as follows:

ARTICLE I. Authority. This Local Law is adopted pursuant to Municipal Home Rule Law Section 10.

ARTICLE II. Amendments. Chapter 105 of The Code of the Town of Greenfield (Town Code), known as the Town of Greenfield Zoning Law, is hereby amended as follows:

A. Section 105-7, entitled "Definitions", is amended by adding the following new definitions:

SOLAR ENERGY SYSTEMS

An electrical generating system composed of a combination of both Solar Panels and Solar Energy Equipment. The following are general definitions which apply to §105-134 of the Town of Greenfield Zoning Law:

BUILDING INTEGRATED PHOTOVOLTAIC SYSTEM: A combination of photovoltaic building components integrated into any building envelope system such as vertical facades including glass and other facade material, semitransparent skylight systems, roofing materials, and shading over windows.

FIELD FOOTPRINT: The area on a lot covered by the Solar Energy System including the area between all of the Solar Energy Systems on the lot.

GROUND-MOUNTED SOLAR ENERGY SYSTEM: A Solar Energy System that is anchored to the ground and attached to a pole or other mounting system, detached from any other structure for the primary purpose of producing electricity for onsite consumption.

LARGE-SCALE SOLAR ENERGY SYSTEM: A Solar Energy System that is ground-mounted and produces energy primarily for the purpose of offsite sale or consumption.

ROOF-MOUNTED SOLAR ENERGY SYSTEM: A solar panel system located on the roof of any legally permitted building or structure for the purpose of producing electricity for onsite or offsite consumption.

SOLAR ENERGY EQUIPMENT: Electrical energy storage devices, material, hardware, inverters, or other electrical equipment and conduit of photovoltaic devices associated with the production of electrical energy.

SOLAR PANEL: A photovoltaic device capable of collecting and converting solar energy into electrical energy.

B. Subparagraph I(1) of Section 105-26, entitled "Enforcement; penalties for offenses", is amended to read as follows:

§105-26 Enforcement; penalties for offenses.

I. Penalties.

- (1) Any person who shall violate or cause to be violated or assist in the violation of any provisions of this chapter shall be subject to conviction of an offense by a proper court and be subject to a fine of \$1,000 or imprisonment for a period not to exceed six months, or both, for conviction of a first offense; for conviction of a second offense, both of which were committed within a period of five years, subject to a fine of not less than \$1,000 nor more than \$1,500 or imprisonment for a period not to exceed six months, or both; and upon conviction for a third or subsequent offense, all of which were committed within a period of five years, subject to a fine of not less than \$1,500 nor more than \$2,000 or imprisonment for a period not to exceed six months, or both. Each week's continued violation shall constitute a separate additional violation. However, for the purpose of conferring jurisdiction upon courts and judicial officers generally, violations of this chapter shall be misdemeanors, and for such purpose only, all provisions of law relating to misdemeanors shall apply to such violations.

C. The following new Section 105-134 entitled "Solar Energy Systems and Facilities" is added:

§105-134 Solar Energy Systems and Facilities

A. **Purpose.** The purpose of this Section is to guide the construction, installation and operation of Solar Energy Systems and Facilities, including but not limited to, building Integrated Photovoltaic Systems and Ground Mounted Solar Systems and Facilities, in the Town of Greenfield, Saratoga County, subject to reasonable conditions that will protect the public health, safety and welfare, including:

- (1) Taking advantage of a safe, abundant, renewable and non-polluting energy resource;
- (2) Decreasing the cost of energy to the owners of residential and commercial properties, including single family houses; and
- (3) Increasing employment and business development in the region by furthering the installation of Solar Energy Systems and Facilities.

B. **Applicability.** The requirements of this Section shall apply to all Solar Energy Systems and Facilities proposed, constructed, installed, operated or modified within the municipal boundaries of the Town of Greenfield, Saratoga County. Solar Energy Systems and Facilities shall only be allowed throughout areas of the Town as allowed in the Town's Use and Area Tables and subject to the requirements of this Section.

C. Types of Solar Energy Systems and Facilities.

(1) Roof Mounted Solar Energy Systems.

(a) Residential: Roof Mounted Solar Energy Systems that use the system's generated energy exclusively for on-site single family or two-family residential purposes are permitted as an Accessory Use in the Town of Greenfield Zoning Districts, when attached to any lawfully permitted building or structure as outlined in Attachment 4: Table 1- Use Regulations, shall be in compliance with Table 2 -Area Regulations and shall be exempt from Site Plan and Special Use Permit Reviews (A Building Permit for the installation of such a system is required.)

(b) Non-Residential: Roof Mounted Solar Energy Systems, for applications other than single family or two family residential, including but not limited to system applications for multifamily, office, commercial and industrial that use the Roof Mounted Solar Energy Systems generated energy exclusively for on-site purposes are permitted as an Accessory Use in the Town of Greenfield Zoning Districts, when attached to any lawfully permitted building or structure, as outlined in Attachment 4: Table 1- Use Regulations, shall be in compliance with Table 2 - Area Regulations and shall require Site Plan Review by the Planning Board.

(c) Energy Production: Roof Mounted Solar Energy Systems that use the system's generated energy on-site and for the purpose of producing electricity for off-site consumption are permitted as an Accessory Use in the Town of Greenfield Zoning Districts, when attached to any lawfully permitted building or structure, as outlined in Attachment 4: Table 1 - Use Regulations shall be in compliance with Table 2 - Area Regulations and shall require Special Use Permit Review, with approval of a site plan, by the Planning Board.

(2) Ground Mounted Solar Energy Systems and Facilities.

(a) Level I - Residential: Ground Mounted Solar Energy Systems that use the system's generated electricity exclusively on-site for residential purposes, and that generate less than 10kW of electricity, may be permitted as Accessory Structures in Zoning Districts as listed in Attachment 4: Table 1 - Use Regulations, and shall be in compliance with Table 2 - Area Regulations. Level I Ground Mounted Solar Energy Systems and Facilities require the issuance of a Special Use Permit by the Planning Board.

(b) Level II - Non-Residential: Ground Mounted Solar Energy Systems that use the system's generated electricity exclusively on-site may be permitted as Accessory Structures in Zoning Districts as listed in Attachment 4: Table 1: Use Regulations, and shall be in compliance with Table 2 -Area Regulations. Level II Ground Mounted Solar Energy Systems and Facilities require Special Use Permit Review by the Planning Board.

(c) Level III - Energy Production: Large Ground Mounted Solar Energy Systems and Facilities that generate electricity primarily for off-site distribution may be permitted as allowable uses in Zoning Districts as listed in Attachment 4: Table 1: Use Regulations, and shall be in compliance with Table 2: Area

Regulations. Level III Ground Mounted Solar Energy Systems and Facilities require Special Use Permit Review by the Planning Board.

D. Design Standards.

(1) Roof Mounted Solar Energy System Design Requirements:

(a) **Roof Location:** Panels facing the front yard shall be mounted at the same angle as the roof's surface, with a maximum distance of 18 inches between the roof and highest edge of the system. Exceptions to this requirement for commercial structures with flat roofs may be made by the Planning Board during Site Plan Review.

(b) **Height:** Roof mounted Solar Energy Systems shall not exceed the lesser of the following: the maximum height permitted in the Zoning District where the System is located, or are provided the same height exemptions granted to building-mounted mechanical devices or equipment, or may not exceed the peak of the existing roof structure on which the system is installed.

(c) **Color:** All parts and portions of a Roof Mounted Solar Energy System shall be similar in color to the roof on which it is mounted or shall be dark in color (black, brown or dark grey). Exceptions to the color requirement may be made by the Planning Board during Site Plan Review.

(d) **No Advertising or Signs:** Advertising signs shall not be allowed on any part of a Roof Mounted Solar Energy System, including its support structure and any fencing.

(2) Ground Mounted Solar Energy Systems and Facilities Design Requirements:

(a) **Lot Coverage:** Level I, II and III Systems and Facilities shall be limited to coverage areas as listed with Table 2 - Area Regulations for the underlying Zoning District. Coverage of such Systems and Facilities shall be calculated by the overall field footprint with the addition of any other system structures.

(b) **System Location:** Level I and II Systems and Facilities shall be installed in side or rear yards only. Exceptions may be granted for commercial site applications as part of Special Use Permit Application and Review.

(c) **Color:** All parts and portions of any Ground Mounted Solar Energy System or Facility shall be dark in color (black, brown or dark grey) and non-reflective. Exceptions to the color requirement may be made during Special Use Permit Review by the Planning Board.

(d) All power transmission lines from a Ground Mounted Solar System's or Facility's equipment to any building, substation, or other structure, shall be located underground in accordance with National Electrical Code standards, unless an environmental constraint requires such transmission lines to be located above ground.

(e) Advertising signs shall not be allowed on any part of a Ground Mounted Solar Energy System or Facility, including its support structures and the fencing around the solar system.

- (f) Lighting dedicated to a Ground Mounted Solar Energy System or Facility shall be limited to minimum security lighting. Motion sensors for ground-level activities, access or equipment shall be allowed as approved on the site plan by the Planning Board.
- (g) Impacts of land clearing and the loss of important open spaces and agricultural spaces caused by the construction, installation or operation of a Ground Mounted Solar Energy System or Facility shall be minimized by site plan design.
- (h) Stormwater runoff and erosion control caused by the construction, installation, or operation of a Ground Mounted Solar Energy System or Facility shall be managed in a manner consistent with applicable local, state and federal laws and regulations, and such standards as shall be applied by the Planning Board on the advice of Town consultants.
- (i) Site glare on residences, off site properties and significant view sheds, caused by the construction, installation, or operation of a Ground Mounted Solar Energy System or Facility, shall be minimized by strategic location planning.
- (j) Large scale herbicide, insecticide or other pesticide applications shall not be used on-site or off-site prior to, during or following the construction and operation of a Ground Mounted Solar Energy System or Facility.
- (k) The total maximum height of any part of a Ground Mounted Solar System or Facility shall not exceed 15'.

E. Application Requirements.

(1) A complete Special Use Permit Application, or Site Plan Review Application, as required by this Section, must be filed with the Planning Board for all Solar Energy Systems and Facilities.

(a) Exemption: The Town of Greenfield Code Enforcement Officer shall have the sole discretion to review and permit a Residential Roof Mounted Solar System that uses the system's generated energy on-site for a single family or two-family residential application.

(2) Additional Special Use Permit and Site Plan Review Application Requirements. In addition to the requirements recited in Section 105-52, the following items shall be included on the submitted Site Plan or within the submitted application materials:

(a) The location of proposed solar energy elements, equipment and accessory facilities or equipment;

(b) The location of all above ground and below-ground utility lines on the site, as well as transformers, the interconnection point with transmission lines, and other ancillary facilities or structures, including, without limitation, accessory facilities or equipment;

(c) All other proposed facilities, including, without limitation, access roads, electrical substations, storage or maintenance units, fencing, screening and buffers;

- (d) The make, model, photo and manufacturer's specifications of the proposed solar energy equipment, including material safety data sheet documentation for all materials used in the operation of the equipment;
- (e) A construction schedule describing anticipated commencement and completion dates for the Solar Energy System or Facility;
- (f) An operations and maintenance plan that provides for regular periodic maintenance schedules and any special maintenance requirements;
- (g) If the property of the proposed Solar project is to be leased or under contract, the Applicant shall submit a copy of the Solar Energy System or Facility Lease/Contract that verifies legal consent between all parties subject to the Solar Energy System or Facility Lease/Contract and specifies the use(s) of the property during the duration of the Solar project, including easements and other agreements;
- (h) A Decommissioning Plan that includes, at a minimum, (i) estimates of decommissioning costs; (ii) the method for ensuring funds will be available for decommissioning and restoration of the site and any off-site areas disturbed by or utilized during decommissioning, (iii) the method by which the decommissioning cost estimate shall be kept current, and (iv) the manner in which the Solar Energy System or Facility and its accessory installations shall be decommissioned, including the return of the site to its pre-construction state;
- (i) A Complaint Resolution Process Plan designed to address complaints from nearby residents related to the operation or maintenance of a Solar Energy System or Facility;
- (j) A Fire Protection and Emergency Response Plan designed to address emergency response issues and contingencies and the coordination of local emergency response providers during construction or operational phase emergencies, hazards or other events;
- (k) A Predicted Glare Analysis that establishes that the location of the proposed Solar Energy System or Facility will not negatively impact off-site locations by glare caused by the solar equipment, and shall account for or include the following:
 - i. A Glare Analysis shall be prepared to determine predicted glare caused by the proposed Solar Energy System or Facility that may affect off-site property locations and adjoining residences and view sheds, which shall be referred to as "solar equipment glare".
 - ii. A Statement of Projected Glare Impact shall be submitted, certified and signed by a qualified engineer, stating the proposed glare impact analysis is accurate.
 - iii. A Post Construction Glare Monitoring Plan shall be submitted which, at a minimum, requires annual certification by a qualified engineer of the Applicant or Permittee that the Solar Energy System or Facility conforms to the requirements of this Section. If no complaints regarding glare are filed with the Town in the initial two (2) year period after the System or

Facility becomes operational, the Applicant/Permittee may request that the annual certification be suspended.

F. Environmental Review.

- (1) Compliance with the State Environmental Quality Review Act (SEQRA) shall be required.
- (2) An applicant shall submit the following materials to the Town of Greenfield Planning Board:
 - (a) **Level I - Residential Solar Energy Systems and Facilities:** An applicant shall be required to prepare and submit a complete Short Environmental Assessment Form for SEQRA Review.
 - (b) **Level II and Level III Solar Energy Systems and Facilities:** An applicant shall be required to prepare and submit the Long Environmental Assessment Form (EAF) for SEQRA Review. The Planning Board shall serve as the Lead Agency, unless another lead agency is established, in accordance with the requirements of the SEQRA. The Lead Agency shall distribute the SEQRA documents to any other involved agencies prior to making a determination of significance.
 - i. **Visual Impact:** Required EAF supporting documents for a Solar Energy System or Facility shall contain, but not be limited to, a Visual Impact Analysis, including:
 - (a) Mapping of scenic resources of statewide significance, as defined by the New York State Department of Environmental Conservation Visual Policy (Policy DEP-00-2), and of local significance, as officially listed by the relevant municipality within the study area;
 - (b) View shed mapping and/or cross-section analysis to identify areas (including the significant resources identified above) with potential views of the project;
 - (c) Description of the character and quality of the affected landscape;
 - (d) Photographic simulations of what the proposed project will look like from a reasonable number of representative viewpoints within a radius study area to be selected in consultation with the Planning Board;
 - (e) Narrative Evaluation Report of the project's visual impact based on the view shed mapping and photographic simulations described above and
 - (f) Recommended visual mitigation measures (in accordance with DEC Policy), if warranted, based on the results of the impact evaluation described above.
 - ii. **Archaeological and Architectural Impact Analysis:** An applicant shall solicit input from the New York State Historic Preservation Office, Town of Greenfield Historical Society and/or the Town Historian related to the archaeological and architectural impact of the construction or installation of the proposed Solar Energy System or Facility.

iii. Fiscal and Economic Impact Analysis.

G. Issuance of Permits and Certificates of Conformity.

(1) **Bonding:** For Level III Ground Mounted Solar Energy Systems or Facilities only, the Town Board shall require an applicant to post a bond, prior to the commencement of construction, in an amount equal to or greater than the cost to remove the Solar System and/or Facility, should the Town be compelled to remove the Solar System and/or Facility. The amount of such bond shall be reviewed and approved by the Town Board, as required by the approved Decommissioning Plan.

(2) **Conditions:** The Planning Board is hereby expressly empowered to impose conditions governing the issuance of a permit for a Solar Energy System or Facility, as well as construction and operational phases of the project it deems necessary and appropriate to ensure compliance with: (i) this Section, (ii) the State Environmental Quality Review Act (SEQRA), (iii) conformity of project construction and operation with representations made by the Applicant during the Special Use Permit review process, and (iv) any determinations or findings issued by the Planning Board or any other involved agency under the SEQRA, compliance with any other federal, state or local laws or regulations applicable to the project, and as may be necessary to promote the public health, safety and welfare.

(3) **Permit:** Upon approval of a Solar Energy System or Facility project, the Planning Board shall direct the Town Code Enforcement Officer, or other designee authorized by the Town Board, to issue a permit upon satisfaction of any and all conditions precedent set forth under this Section, the terms of approval or conditions of the permit, additional requirements of the Town Board imposed in connection with any other project approval, or agreement deemed necessary to the issuance of the permit and additional requirements as may be imposed by other local or state agencies.

(4) **Proof of Insurance:** Prior to issuance of a Building Permit for a Solar Energy System or Facility, the Applicant shall provide the Town with proof of initial and annual liability insurance, in the form of a duplicate insurance policy or a certificate issued by an insurance company, in an amount to be determined by the Town Board in consultation with the Town's insurer to cover damage or injury that might be caused by or result from the operation or maintenance of the proposed Solar Energy System or Facility.

(5) **Substantial Progression:** An approved Solar Energy System or Facility shall progress to a point of being substantially constructed within one year of issuance of the permit. Lack of substantial progression shall result in the expiration of the permit unless an extension is granted by the Planning Board.

(6) **Certificate of Conformity:** Upon commissioning of the project, which for purposes of a Solar Energy System or Facility shall mean the conversion of solar energy to electrical energy for on-site use or distribution to the electrical grid, the Town Code Enforcement Officer or other designee authorized by the Town Board, shall determine whether the project is in compliance with the permit. If the Town Code Enforcement Officer or other designee determines the project is

in compliance with the permit, a certificate of conformity shall be issued to the Permittee.

(7) **Change of Ownership:** In the event of a change of ownership of the property or Solar Energy System or Facility, or a change in the Solar Energy System or Facility Lease/Contract, the owner and lessee shall submit an application for the amendment of the Special Use Permit or amendment of the site plan, whichever is applicable, that verifies legal consent between all parties subject to the Solar Energy System or Facility Lease/Contract and specifies the use(s) of the property while the System or Facility is operational, including easements and other agreements.

H. Repair, Maintenance and Permit Revocation.

Level I, II and III Ground Mounted Solar Energy Systems and Facilities shall be maintained in operational condition at all times, subject to reasonable maintenance and repair outages. For purposes of this Subsection, "operational condition" shall mean the System or Facility functions as intended, and meets all site plan requirements and other permit conditions. Should a Solar Energy System or Facility become inoperable, or any part of a Solar Energy System or Facility be damaged, or should a violation of a permit condition occur, the Permittee, owner or operator, shall remedy the failure within 90 days. If such failure is not remedied within the 90 days, the Town shall be permitted to revoke the permit. The application of this subsection shall in no way extend any time periods set forth within Subsection I.

I. Abatement

(1) A Solar Energy System or Facility that stops converting solar energy into electrical energy, and/or ceases distribution of that energy for on-site use or transmission onto the electrical grid for a continuous period of six (6) months for Level I, or a continuous period of one (1) month for Levels II and III, shall be considered an abandonment of the System or Facility, whereby the Applicant/Permittee shall remove the System or Facility at their own expense, in accordance with the Decommissioning Plan required under this Section. The Town Board may grant an extension for a maximum of one (1) year.

(2) Should a Solar Energy System or Facility be scheduled to be abandoned or discontinued, the Applicant/Permittee shall notify the Town by certified U.S. mail of the proposed date of abandonment or discontinuation of operations. Such notice shall be given not less than 30 days prior to abandonment or discontinuation of operations. In the event that the Applicant fails to give such notice, the Solar Energy System or Facility shall be considered abandoned upon such discontinuation of operations.

(3) Upon abandonment or discontinuation of use, the Applicant/Permittee shall physically remove the Solar Energy System or Facility within 90 days from the date of abandonment or discontinuation of use. "Physically remove" shall include, but not be limited to:

(a) Removal of all machinery, equipment, equipment-shelters, and security barriers from the subject property;

(b) Proper disposal of the waste materials (including hazardous liquids) from the site in accordance with local and state solid waste disposal regulations; and

(c) Restoring the location of the Solar Energy System or Facility to its natural, pre-development condition, including any landscaping, grading and the removal of below-grade foundations, supports or structures.

(4) Should an applicant fail to remove a Solar Energy System or Facility in accordance with this Section, the Town shall have the authority to enter the subject property and physically remove the System or Facility. All costs incurred by the Town shall be paid by the Applicant. The Town reserves the right to recover said cost by any legal means available.

J. Fees.

The Applicant shall pay for reasonable attorney's fees, engineering fees and other costs associated with this Section, pursuant to Chapter A210, Fee Schedule.

K. Enforcement; Penalties for Offenses.

(1) Enforcement Officer. The Town of Greenfield Code Enforcement Officer shall be considered the Enforcement Officer for purposes of this Section.

(2) Penalties. Any person owning, controlling, operating or managing a Solar Energy System or Facility in violation of this Section or in noncompliance with the terms and conditions of any permit issued pursuant to this Section, or any order of the enforcement officer, and any person who shall assist in so doing, shall be guilty of a violation of this Section and subject to a fine of \$1,000 per day per violation.

(3) Special Proceeding. The Code Enforcement Officer may, with the consent of the Town Board, institute an action or proceeding available at law to prevent, correct or abate any unlawful construction, installation, erection, structural alteration, reconstruction, modification and or use of a Solar Energy System or Facility in the Town. This shall be in addition to other remedies and penalties herein provided or available at law.

D. Chapter A210 – Fee Schedule – is amended by adding the following new Section A210-12, entitled “Solar Energy Systems and Facilities Special Use Permit”:

§A210-12 Solar Energy Systems and Facilities Special Use Permit.

Permit Fees shall be used to offset any internal costs the Town may incur in administering a permit and shall be in addition to any application fee or other fees or host community payments required of the applicant.

A. Special Use Permit Fees for all Solar Energy Systems and Facilities are due at the time of application.

B. Roof Mounted Solar Energy System Special Use Permit Fee Schedule:

(1) Energy Production (Off-Site Use) - \$100 Base Fee plus \$500 per megawatt

C. Ground Mounted Solar Energy Systems and Facilities Special Use Permit Fee Schedule:

- (1) Level I - \$100
- (2) Level II - \$250
- (3) Level III - \$1,000 Base Fee plus \$1,000 per megawatt

D. The applicant shall pay for reasonable attorney's fees, engineering fees and other costs generated by the Town associated with this application. All fees including, but not limited to, advertising, application review, engineering, legal and consulting, will be billed to the applicant and must be paid within 30 days of receipt.

E. Attachment 4 – Table 1, Use Regulations is amended by adding “Solar, Ground-Mounted: Level I, Level II and Level III”, “Solar, Roof-Mounted Residential”, “Solar, Roof-Mounted Non-residential” and “Solar, Roof-Mounted Energy Production” as shown on the attached revised Table 1.

F. Attachment 5 – Table 2, Area Regulations is amended by adding regulations for “Solar, Ground-Mounted, Levels I & II”, “Solar, Ground-Mounted, Level III” and “Solar, Roof-Mounted” as shown on the attached revised Table 2.

Article III. Severability - The invalidity of any clause, sentence, paragraph or provision of this Local Law shall not invalidate any other clause, sentence, paragraph or part thereof.

Article IV. Repealer - All Local Laws or ordinances or parts of Local Laws or ordinances in conflict with any part of this Local law are hereby repealed.

Article V. Effective Date - This Local Law shall take effect upon filing by the office of the New York Secretary of State.

(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. 4 of 2016 of the (County)(City)(Town)(Village) of TOWN OF GREENFIELD was duly passed by the TOWN BOARD on NOVEMBER 22 2016, 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. XXXXX of 20 of the (County)(City)(Town)(Village) of XXXXXXX was duly passed by the XXXXXX on 20 , and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the XXXXXX and was deemed duly adopted *(Elective Chief Executive Officer*)* on XXXXX 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. XXXX of 20 of the (County)(City)(Town)(Village) of XXXXXXX was duly passed by the XXXXXX on 20 , and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the XXXXXX 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. XXXX of 20 of the (County)(City)(Town)(Village) of XXXXXXX was duly passed by the XXXXXX on 20 , and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the XXXXXX 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.)

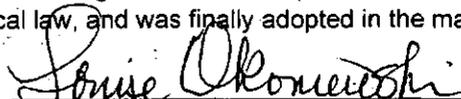
I hereby certify that the local law annexed hereto, designated as local law No. XXXXX of 20 of the City of XXXXX having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors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

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

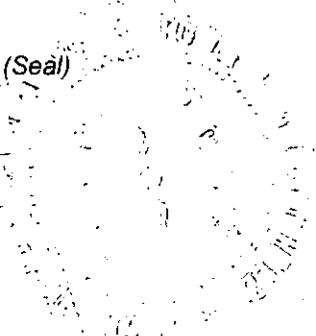
I hereby certify that the local law annexed hereto, designated as local law No. XXXXX of 20 of the County of XXXXX State of New York, having been submitted to the electors at the General Election of November 20 , pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having 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.

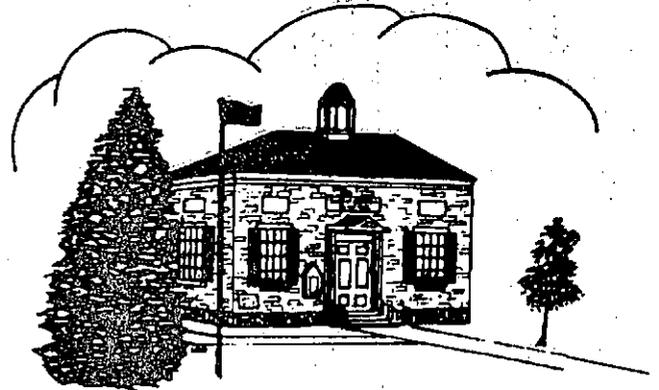

Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: December 8, 2016



Town of Greenfield

FOUNDED 1793



TOWN HALL
P.O. BOX 10
GREENFIELD CENTER, NY 12833
PHONE (518) 893-7432
FAX (518) 893-2460

Correction

December 22, 2016

New York State Department of State
Division of Corporations, State Records and Uniform Commercial Code
One Commerce plaza, 99 Washington Avenue
Albany, NY 12231-0001

Dear Sir or Madam,

Due to a clerical error, attachments were omitted in filing Local Law # 4-2016 entitled "Amending Town Code Relating to Solar Energy Systems and Facilities". I would like to add pages 13-23 to Local Law # 4-2016, that was filed in your office on December 14th, 2016.

Sincerely,

Louise Okoniewski
Louise Okoniewski, Town Clerk

FILED
STATE RECORDS
DEC 27 2016
DEPARTMENT OF STATE

**Table 2. Area Regulations
Low Density Residential (LDR) District**

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic Institution and Education Uses	4	6	250	75	50	75	0.15	35
Agricultural Processing	2	2	200	50	25	40	0.6	50
Agricultural Uses and Structures	2	2	200	50	25	40	0.6	50
Bed-and-Breakfast	4	6	250	75	50	75	0.15	35
Campground	10	10	400	75	50	75	0.15	35
Cemetery	4	6	250	75	50	75	0.15	35
Community Residence	4	6	200/250	75	50	75	0.15	35
Contractors Storage Yard, Large	6	6	250	75	100	100	0.15	35
Family Day Care, Exempt	4	6	200/250	75	50	75	0.15	35
Family Day Care, Licensed	4	6	200/250	75	50	75	0.15	35
Family Day Care, Registered	4	6	200/250	75	50	75	0.15	35
Farmstand	6	6	250	75	50	75	0.15	35
Garage Apartment	4	6	200/250	75	50	75	0.15	35
Home Occupation Type 1	4	6	200/250	75	50	75	0.15	35
Home Occupation Type 2	6	8	200/250	75	50	75	0.15	35
In-Law Apartment	4	6	200/250	75	50	75	0.15	35
Kennel	10	10	250	100	100	100	0.15	35
Mobile Home, Single	4	6	200/250	75	50	75	0.15	35
Multi-Family Dwelling	4/d.u.	6/d.u.	250/300	75	50	75	0.15	35
Personal Farm Activities	4	6	250	100	100	100	0.15	35
Public and Semipublic Structure or Use	4	6	250	75	50	75	0.15	35
Recreational Facilities	20	20	250	75	50	75	0.15	35
Religious Institution	4	6	250	75	50	75	0.15	35
Restaurant	4	6	250	75	50	75	0.15	35
Single-Family Dwelling	4	6	200/250	75	50	75	0.15	35
Solar, Ground-Mounted, Levels I & II	4	6	200/250	75	50	75	0.15	15
Solar, Ground-Mounted, Level III	20	20	200/250	100	100	100	0.15	15
Solar, Roof-Mounted	Shall conform to all required dimensional requirements of the Principal Permitted Use, excepting a Roof-Mounted installation on a lawfully permitted one or two-family residence on a property.							
Stable, Large	6	6	300	100	100	100	0.15	35
Stable, Small	6	6	300	100	100	100	0.15	35
Studio	4	6	250	75	50	75	0.15	35
Two-Family Dwelling	8	12	250/400	75	50	75	0.15	35
Veterinary Hospital	4	6	250	75	50	75	0.15	35

Table 2, Area Regulations -
Medium Density Residential I (MDRI) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic Institution and Education Uses	2	2	150	40	25	50	0.30	35
Agricultural Processing	5	5	175	75	50	50	0.30	35
Agricultural Uses and Structures	5	5	175	40	50	50	0.30	35
Bed-and-Breakfast	2	2	150	40	25	50	0.30	35
Campground	10	10	300	75	75	75	0.30	35
Cemetery	1	1	150	40	25	50	0.30	35
Community Residence	1	1.5	100/150	40	25	50	0.30	35
Contractors Storage Yard, Large	10	10	250	75	100	100	0.15	35
Contractors Storage Yard, Small	6	6	250	75	100	100	0.15	35
Family Day Care, Exempt	1	1.5	100/150	40	25	50	0.30	35
Family Day Care, Licensed	1	1.5	100/150	40	25	50	0.30	35
Family Day Care, Registered	1	1.5	100/150	40	25	50	0.30	35
Farmstand	2	2	100	40	50	50	0.30	35
Garage Apartment	2	3	200/300	40	25	50	0.30	35
Home Occupation Type 1	1	1.5	100/150	40	25	50	0.30	35
Home Occupation Type 2	2	3	150/200	40	50	50	0.30	35
In-Law Apartment	2	3	200	40	25	50	0.30	35
Kennel	10	10	175	75	75	50	0.30	35
Life Care Facility	2	2	150	40	25	50	0.30	35
Mobile Home, Single	3	3	150/250	40	25	50	0.30	35
Multi-Family Dwelling	1/d.u.	1.5/d.u.	1	40	50	50	0.30	35
Personal Farm Activities	2	2	150	40	50	50	0.30	35
Public and Semipublic Structure or Use	1	1.5	100/150	40	25	50	0.30	35
Recreational Facilities	5	5	250	75	75	50	0.30	35
Religious Institution	1	1.5	100/150	40	25	50	0.30	35
Restaurant	2	2	150	40	50	50	0.30	35
Single-Family Dwelling	1	1.5	100/150	40	25	50	0.30	35
Solar, Ground-Mounted, Levels I & II	1	1.5	100/150	40	25	50	0.15	15
Solar, Ground-Mounted, Level III	20	20	200/250	100	100	100	0.15	15
Solar, Roof-Mounted	Shall conform to all required dimensional requirements of the Principal Permitted Use, excepting a Roof-Mounted installation on a lawfully permitted one or two-family residence on a property.							
Stable, Large	5	5	175	75	75	50	0.30	35

**Table 2, Area Regulations
Medium Density Residential 1 (MDR1) District**

Stable, Small	5	5	175	40	50	50	0.30	35
Studio	2	2	150	40	50	50	0.30	35
Two-Family Dwelling	2	3	200/300	40	25	50	0.30	35
Veterinary Hospital	2	2	150	40	50	50	0.30	35

Table 2, Area Regulations
Medium Density Residential 2 (MDR2) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic Institution and Education Uses	4	4	200	75	35	75	0.15	35
Agricultural Processing	5	5	200	75	50	75	0.15	35
Agricultural Uses and Structures	5	5	200	75	50	75	0.15	35
Bed-and-Breakfast	4	4	150	75	35	75	0.15	35
Campground	10	10	300	75	75	75	0.15	35
Cemetery	2	2	200	75	35	75	0.15	35
Community Residence	2	3	150/200	75	35	75	0.15	35
Contractors Storage Yard, Large	10	10	250	75	100	100	0.15	35
Contractors Storage Yard, Small	6	6	250	75	100	100	0.15	35
Family Day Care, Exempt	2	3	150/200	75	35	75	0.15	35
Family Day Care, Licensed	2	3	150/200	75	35	75	0.15	35
Family Day Care, Registered	2	3	150/200	75	35	75	0.15	35
Farmstand	2	2	150	75	50	75	0.15	35
Garage Apartment	2	3	150/200	75	35	75	0.15	35
Home Occupation Type 1	2	3	150/200	75	35	75	0.15	35
Home Occupation Type 2	4	4	200/250	75	50	75	0.15	35
In-Law Apartment	2	3	150/200	75	35	75	0.15	35
Life Care Facility	2	3	150/200	75	35	75	0.15	35
Kennel	10	10	200	75	75	75	0.15	35
Mobil Home, Single	4	4	200	75	35	75	0.15	35
Multi-Family Dwelling	2/d.u.	3/d.u.	200/250	75	50	75	0.15	35
Personal Farm Activities	2	2	200	75	50	75	0.15	35
Public and Sempublic Structure or Use	2	3	150/200	75	35	75	0.15	35
Recreational Facilities	5	5	250	100	75	75	0.15	35
Religious Institution	2	3	150/200	75	35	75	0.15	35
Restaurant	4	4	200	75	35	75	0.15	35
Single-Family Dwelling	2	3	150/200	75	35	75	0.15	35
Solar, Ground-Mounted, Levels I & II	2	3	150/200	75	35	75	0.15	15
Solar, Ground-Mounted, Level III	20	20	200/250	100	100	100	0.15	15
Solar, Roof-Mounted	Shall conform to all required dimensional requirements of the Principal Permitted Use, excepting a Roof-Mounted installation on a lawfully permitted one or two-family residence on a property.							
Stable, Large	5	5	250	100	50	75	0.15	35
Stable, Small	5	5	250	100	50	75	0.15	35
Studio	4	4	200	75	35	75	0.15	35

Table 2, Area Regulations
Medium Density Residential 2 (MDR2) District

Two-Family Dwelling	4	6	300/400	75	35	75	0.15	35
Veterinary Hospital	4	4	200	75	35	75	0.15	35

Table 2. Area Regulations
Town Center (TC) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic Institution and Education Uses	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Auto Service, Gas, Washing or Filling Station	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Bank	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Bed-and-Breakfast	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Boardinghouse	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Cemetery	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Community Residence	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Convenience Store	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Drive-in Establishment (excluding Fast Food)	1	2	75/120	45	10 one/25 combined	15	0.5	50
Family Day Care, Exempt	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Family Day Care, Licensed	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Family Day Care, Registered	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Farmstand	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Funeral Home	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Garage Apartment	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Home Occupation Type 1	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Home Occupation Type 2	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Hospitals, including Institutions for the Handicapped	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Hotel, Inn, Motel	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
In-Law Apartment	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Life Care Facility	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Manufacturing/Assembly	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Mixed-Use Structures	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Multi-Family Dwelling	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Neighborhood Grocery/Food Market	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Nursing or Convalescent Home	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Office Building or Use	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Personal Farm Activities	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Personal Service Establishment	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Private Club	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Public and Semipublic Structure or Use	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
PUDs	15	15	300	45	10 one/ 25 combined	15	0.5	50
Religious Institution	1	2	75/120	45	10 one/ 25 combined	15	0.5	50

**Table 2, Area Regulations
Town Center (TC) District**

Restaurant	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Retail Store	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Shopping Center	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Single-Family Dwelling	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Solar, Roof-Mounted	Shall conform to all required dimensional requirements of the Principal Permitted Use, excepting a Roof-Mounted installation on a lawfully permitted one or two-family residence on a property.							
Stable, Large	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Stable, Small	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Studio	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Two-Family Dwelling	1	2	75/120	45	10 one/ 25 combined	15	0.5	50
Veterinary Hospital	1	2	75/120	45	10 one/ 25 combined	15	0.5	50

Table 2, Area Regulations
Office Residential (OR) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic Institution and Education Uses	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Bed-and-Breakfast	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Bed-and-breakfast	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Boardinghouse	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Cemetery	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Community Residence	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Drive-in Establishment (excluding Fast Food)	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Family Day Care, Exempt	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Family Day Care, Licensed	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Family Day Care, Registered	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Farmstand	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Funeral Home	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Home Occupation Type I	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Hospitals, including Institutions for the Handicapped	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Hotel, Inn, Motel	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
In-Law Apartment	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Life Care Facility	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Manufacturing/Assembly	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Mixed-Use Structures	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Multi-Family Dwelling	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Nursing or Convalescent Home	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Office Building or Use	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Personal Farm Activities	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Personal Service Establishment	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Private Club	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Public and Semipublic Structure or Use	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Religious Institution	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Restaurant	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Retail Store	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Shopping Center	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Single-Family Dwelling	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Solar, Ground-Mounted, Levels I & II	1	2	75/120	45	10 one side/ 25 combined	15	0.5	15
Solar, Roof-Mounted	Shall conform to all required dimensional requirements of the Principal Permitted Use, excepting a Roof-Mounted installation on a lawfully permitted one or two-family residence on a property.							

**Table 2, Area Regulations
Office Residential (OR) District**

Stable, Large	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Stable, Small	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Studio	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Two-Family Dwelling	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50
Veterinary Hospital	1	2	75/120	45	10 one side/ 25 combined	15	0.5	50

Table 2, Area Regulations
Industrial Manufacturing (IM) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic Institution and Education Uses	2	2	200	50	25	40	0.6	50
Boardinghouse	2	2	200	50	25	40	0.6	50
Contractors Storage Yard	2	2	200	50	25	40	0.6	50
Home Occupation Type I	2	2	200	50	25	40	0.6	50
Hospitals, including Institutions for the Handicapped	2	2	200	50	25	40	0.6	50
Hotel, Inn, Motel	2	2	200	50	25	40	0.6	50
In-Law Apartment	2	2	200	50	25	40	0.6	50
Light Industry	2	2	200	50	25	40	0.6	50
Manufacturing/Assembly	2	2	200	50	25	40	0.6	50
Mixed-Use Structures	2	2	200	50	25	40	0.6	50
Nursing or Convalescent Home	2	2	200	50	25	40	0.6	50
Office Building or Use	2	2	200	50	25	40	0.6	50
Personal Farm Activities	2	2	200	50	25	40	0.6	50
Personal Service Establishment	2	2	200	50	25	40	0.6	50
Research Laboratory	2	2	200	50	25	40	0.6	50
Self-Storage Facilities	2	2	200	50	25	40	0.6	50
Solar, Ground-Mounted, Levels I & II	2	2	200	50	25	40	0.6	15
Solar, Ground-Mounted, Level III	20	20	200/250	100	100	100	0.6	15
Solar, Roof-Mounted	Shall conform to all required dimensional requirements of the Principal Permitted Use, excepting a Roof-Mounted installation on a lawfully permitted one or two-family residence on a property.							
Warehouse/Wholesale Establishment	2	2	200	50	25	40	0.6	50

Table 2, Area Regulations
Parkland Recreational (PR) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic Institution and Education Uses	42.7	42.7	800	150	100	150	0.05	35
Adult Uses	42.7	42.7	800	150	100	150	0.05	35
Agricultural Processing	42.7	42.7	800	150	100	150	0.05	75
Agricultural Uses and Structures	42.7	42.7	800	150	100	150	0.05	75
Average Density Development	42.7	42.7	800	150	100	150	0.05	35
Community Residence	42.7	42.7	800	150	100	150	0.05	35
Family Day Care, Exempt	42.7	42.7	800	150	100	150	0.05	35
Family Day Care, Licensed	42.7	42.7	800	150	100	150	0.05	35
Family Day Care, Registered	42.7	42.7	800	150	100	150	0.05	35
Farmstand	42.7	42.7	800	150	100	150	0.05	35
Garage Apartment	42.7	42.7	800	150	100	150	0.05	35
Home Occupation Type 1	42.7	42.7	800	150	100	150	0.05	35
In-Law Apartment	42.7	42.7	800	150	100	150	0.05	35
Personal Farm Activities	42.7	42.7	800	150	100	150	0.05	35
Public and Semipublic Structure or Use	42.7	42.7	800	150	100	150	0.05	35
Recreational Facilities	42.7	42.7	800	150	100	150	0.05	35
Religious Institution	42.7	42.7	800	150	100	150	0.05	35
Single-Family Dwelling	42.7	42.7	625	150	100	150	0.05	35
Solar, Roof-Mounted	Shall conform to all required dimensional requirements of the Principal Permitted Use, excepting a Roof-Mounted installation on a lawfully permitted one or two-family residence on a property.							
Stable, Large	42.7	42.7	800	150	100	150	0.05	35
Stable, Small	42.7	42.7	800	150	100	150	0.05	35
Two-Family Dwelling	42.7	42.7	800	150	100	150	0.05	35