

DRAFT - NOT FOR PUBLICATION
Misc. Proposed changes to existing Zoning Regulations

Definitions:

Revised - 109. OUTDOOR STORAGE - The keeping of goods, products, materials, equipment or merchandise in an unroofed area and in the same place for more than 14 continuous days. ~~This does not preclude an outdoor area used for the display of merchandise or goods available for purchase from a permitted business located on the same lot or parcel of land. This outdoor display area shall be considered an accessory use to the primary use of the business.~~

Revised - 146 - SETBACK (FRONT) - The required open unoccupied space measured from the centerline of the road ~~to the front of the principle or accessory structure.~~ ~~foundation wall or exterior building wall of the principle or accessory structure.~~ ~~Note: Corner lots shall use the front setback dimensional requirement for all sides facing a street.~~ foundation wall or exterior building wall of the principle or accessory structure. Note: Corner lots shall use the front setback dimensional requirement for all sides facing a street.

Revised - 147. SETBACK (REAR) - ~~The required open unoccupied space measured from the rear lot line to the nearest part of the principal or accessory structure.~~ foundation wall or exterior building wall of the principle or accessory structure..

Revised - 148. SETBACK (SIDE) - ~~The required open unoccupied space measured from the side lot lines to the nearest part of the principal or accessory structure.~~ foundation wall or exterior building wall of the principle or accessory structure.

New - MIXED USE OCCUPANCY - A building or site that contains a combination of two or more different land uses, which may include residential, office, commercial/retail, restaurant, institutional, or other uses as permitted within the underlying zoning district.

New - PERMIT - (ZONING) A permit which is required for any activity within a zoning district not covered by and operating or Special permit.

New - FARM/MARKET - Any building, structure or place, used by farm producers for the direct sale of a diversity of farm and food products to consumers. Such markets may also include other businesses which reasonably serve the public or make the market more convenient, efficient, profitable or successful, including, but not limited to, food service, baking, and non-food retailing.

New - FARM STAND - A privately owned permanent or semi-permanent structure located on or near a farm designed to sell fruits & vegetables directly produced by the farm.

New - FARM FOOD PRODUCT - any agricultural, horticultural, forest, or other product of the soil or water, including but not limited to, fruits, vegetables, eggs, dairy products, meat and meat products, poultry and poultry products, fish and fish products, grain and grain products, honey, nuts, preserves, maple sap products, apple cider, fruit juice, wine, ornamental or vegetable plants, nursery products, flowers, firewood and Christmas trees.

New- INCENTIVE ZONING - New York Consolidated Laws, Municipal Home Rule Law - MHR § 10 grants local government the power to adopt, or amend, zoning regulations if they feel that the end result provides a public benefit to the community as a whole.

New - ALTERNATIVE ENERGY SYSTEM (SOLAR POWERED) - UTILITY SCALE - A commercial electricity-generating facility (PV or CSP), whose primary purpose is to produce electrical energy for offsite usage. This consists of one or more solar arrays and other accessory structures and buildings, including substations, electrical infrastructure, generators, transmission lines, and other additional structures and/or facilities; also referred to as a large scale Industrial Solar Energy Facility.

Re-number definitions as necessary

Revised - Article VI, Section 601 - PERMITTED USES/PERMITTED ACCESSORY USES

C. Permitted uses/ Permitted Accessory uses shall comply with the minimum setback requirements applicable to the zoning district in which it is located. In addition they shall comply with any other setback requirements specific to the intended use which may be otherwise specified in this Ordinance.

D. Mixed use occupancies may be allowed to be placed on a single lot provided the following conditions are met.

1. They are located in a building or complex of buildings under one contiguous roof (strip mall).
2. They are an allowed use in the zoning district where they are proposed.
3. They conform to the minimum dimensional requirements for the use in the zoning district where they are proposed.
4. A site plan review has been conducted by the Planning Board and an appropriate Zoning Permit has been granted.

Revised - Article V, Section 530-5 – MINIMUM SPECIFICATIONS (BC)

Unless otherwise specified in this Ordinance, the following dimensional specifications are applicable to all uses in the Business/Commercial District (BC): **Note: see Article VI, Section 601, C**

A. Minimum Lot Size Non-Dwelling – **Forty Thousand (40,000) Square Feet**

B. Minimum Lot Size One or Two Family Dwelling – **Forty Thousand (40,000) Square Feet**

C. Minimum Lot Frontage Non-Dwelling – **Two Hundred (200) Feet**

D. Minimum Lot Frontage One or Two Family Dwelling – **Two Hundred (200) Feet**

Revised - Article VI, SECTION 663 ALTERNATIVE ENERGY SYSTEM (~~SOLOR~~ **SOLAR** POWER)
(PRIVATE)