

The TOG Planning Board proposes the following changes be made to the TOG Land Use Management Ordinance, currently dated December 2017, as well as to Chapter 87, Land Use Management, of the Glen Code.

Expand Definitions to include:

DWELLING, TEMPORARY: Any tent, trailer or other temporary structure used for human shelter which is designed to be transportable and which is not permanently attached to the ground, to another structure or to any utilities system on the same premises for more than 30 consecutive days. Commonly known as “temporary home” or “temporary housing.”

LARGE-SCALE SOLAR ENERGY SYSTEM: A Solar Energy generation facility, whether a ground-mounted and / or rooftop installation, principally used to convert solar energy to electricity, whether by photovoltaics, concentrating solar thermal devices or various experimental solar technologies, designed and intended to supply energy primarily into a utility grid for sale to the general public or to supply multiple users located off-site on which the energy system is located.

MARINA: A marina is a dock or basin with moorings and supplies for yachts and small boats. A marina differs from a port in that a marina does not handle large passenger ships or cargo from freighters. The word marina may also refer to an inland wharf on a river or canal that is used exclusively by non-industrial pleasure craft such as canal narrowboats.

PUBLIC UTILITY FACILITY w/or w/out BUILDING: A facility other than a Personal Wireless Service Facility, Large-Scale Solar Energy System, and WECS Commercial, for the provision of public utility services, including facilities constructed, altered or maintained by utility corporations, either public or privately owned or governmental agencies, necessary for the provision of electricity, gas, steam, heat, communication, water sewage collection or such service to the general public. Such facilities shall include poles, wires, mains, drains, sewers, pipes, conduits, cables, alarms, and call boxes and other similar equipment, but shall not include office or administrative buildings.

ROOFTOP OR BUILDING-MOUNTED SOLAR SYSTEM: A solar energy system in which solar panels are mounted on top of the structure of a roof of any legally permitted building either as a flush-mounted system or as modules fixed to frames which can be tilted toward the south at an optimal angle.

SMALL-SCALE SOLAR ENERGY SYSTEM: A solar energy system that is designed and/or built to provide power for use by owners, lessees, tenants, residents, or other occupants of the premises on which they are erected. Used by individual homeowners or businesses.

SOLAR ENERGY EQUIPMENT AND SYSTEMS: Solar collectors, controls, energy storage devices, and any other materials, hardware or equipment necessary to the process by which solar radiation is collected and converted into another form of energy and is stored, protected from unnecessary dissipation and distributed. Solar energy systems include solar thermal, photovoltaic and concentrated solar.

SOLAR ENERGY SYSTEM: A complete system intended for the collection, inversion, storage, and/or distribution of solar energy and that directly or indirectly generates thermal, chemical, electrical, or other usable energy. A solar energy system consists of, but is not limited to, solar collectors, mounting devices or structures, generators/turbines, water and energy storage and distribution systems, storage,

maintenance and/or other accessory buildings, inverters, combiner boxes, meters, transformers, and all other mechanical, electrical, and plumbing components.

WECS: Any mechanism designed for the purpose of converting wind energy into electrical power. Commonly known as a "wind turbine" or "windmill," the WECS includes all parts of the system except the tower and the transmission equipment; the turbine or windmill may be on a horizontal or vertical axis, rotor or propeller

WECS, ROOF MOUNTED: A relatively small wind generating facility generating original power on-site for on-site use by the property owner or homeowner, mounted on the principle building's roof and with a maximum height no greater than ten (10) feet above the highest point of the roof on which it is mounted.

WECS, COMMERCIAL: A WECS that generating original power on site to be transferred to a transmission system for distribution to customers.

WECS, NONCOMMERCIAL: A WECS that supplies power solely for on-site use, except that when a parcel on which a noncommercial WECS is installed also receives electrical power supplies by a utility company, excess electrical power generated by a noncommercial WECS and not presently needed for on-site use may be used by the utility company in exchange for a reduction in the cost of electrical power supplied by that company to the parcel for on-site use, as long as no net revenue is produced by such excess electrical power.

WINDMILL: Wind powered devices that convert the energy of wind by means of vanes into mechanical energy. Supplies power solely for on-site use only.

WIND TOWER: Convert the kinetic energy of wind to generate large amounts of electricity for utility purposes to power homes.

Update Sections of Land Use Management & Glen Code as follows:

1. Section 4.01 Rural Residential (RR)
 - a. Move to Permitted Uses:
 - i. Public or Parochial School or College to Permitted Use
 - ii. Mobile Home to Permitted Use
 - b. Add to Special Use Permit:
 - i. Dwelling, Temporary
 - ii. WECS, Roof Mounted
 - iii. Rooftop or Building-Mounted Solar System
 - iv. Small-Scale Solar Energy System
 - c. Remove from Special Use Permit:
 - i. Wind Tower
2. Section 4.02 Hamlet (H)
 - a. Move to Permitted Uses:
 - i. Public or Parochial School or College to Permitted Use
 - ii. Mobile Home to Permitted Use
 - b. Add to Special Use Permit:
 - i. Rooftop or Building-Mounted Solar System

- ii. Small-Scale Solar Energy System
 - c. Remove from Special Use Permit:
 - i. Marina
 - ii. School and Colleges (repeated)
- 3. Section 4.03 Commercial (C)
 - a. Move to Permitted Uses: N/A
 - b. Add to Special Use Permit:
 - i. Update #4 Public Utility Facility to read: Public or Private Utility Facility w/without Building
 - ii. Large Scale Solar Energy System
 - iii. Small Scale Solar Energy System
 - iv. Rooftop or Building-Mounted Solar System
 - v. WECS, Commercial
 - vi. WECS, Roof Mounted
 - vii. WECS, Non-Commercial
 - viii. Wind Tower
 - c. Remove from Special Use Permit: N/A
- 4. Section 4.04 Industrial (I)
 - a. Move to Permitted Uses: N/A
 - b. Add to Special Use Permit:
 - i. Update #5 Public Utility Facility to read: Public or Private Utility Facility w/without Building
 - ii. Large Scale Solar Energy System
 - iii. Small Scale Solar Energy System
 - iv. Rooftop or Building-Mounted Solar System
 - v. WECS, Commercial
 - vi. WECS, Roof Mounted
 - vii. WECS, Non-Commercial
 - viii. Wind Tower
 - ix. Car Wash
 - x. Laundry or Dry-Cleaning Plant
 - xi. Crematorium
 - c. Remove from Special Use Permit: N/A

The addition / update of definitions will require updates to the Glen Code Land Use Management Section 87 Attachments 1, 3, 4 & 4. See example below:

LAND USE MANAGEMENT

87 Attachment 1

**Town of Glen
Table of Use and Bulk Regulations
Rural Residential District - RR**

Permitted Uses	Special Permitted Uses	Minimum Lot size		Maximum Lot Coverage	Minimum Living Area (square feet)	Number of Building Stories	Building Height (feet)	Yard Dimensions (feet)			
		Area (square feet)	Width (feet)					Front	Side		Rear
									One	Both	
Single-family dwelling		80,000	200	20%	1,000	2.5	35	50	25	50	50
Two-family dwelling		80,000	200	20%	1,000/unit	2.5	35	50	25	50	50
Townhouse		80,000	200	10%	1,000/unit	2.5	35	50	25	50	50
Mobile home		80,000	200	10%	860/unit	1.0	15	50	25	50	50
Farm and accessory buildings and uses		—	—	—	—	—	—	50	10	20	10
Mobile home as part of farm operation		—	—	—	600	1.0	15	50	10	25	50
Nursery		5 acres	200	25%	—	—	—	50	25	50	50
Community park or playground		20,000	100	5%	—	1	15	50	10	20	10

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