

The TOG Planning Board proposes the following changes be made to the TOG Land Use Management Ordinance, currently dated December 2017:

Expand Definitions to include:

**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.

**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.

**UTILITY-SCALE SOLAR COLLECTOR SYSTEM:** A solar energy system that is designed and/or built to provide energy as an ongoing commercial enterprise, or for commercial profit, or designed to distribute energy generated to a transmission system for distribution to customers rather than for use on the site. A utility-scale solar use may include solar energy system equipment and uses, such as but not limited to supporting posts and frames, buildings and/or other structure(s), access drives, inverter equipment, wires, cables and other equipment for the purpose of supplying electrical energy produced from solar technologies, whether such use is a principal use, a part of the principal use or an accessory use or structure.

**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.

Update Sections as follows:

1. Section 4.01 Rural Residential (RR)
  - a. Move #8 Public or Parochial School or College to Permitted Use
  - b. Add SOLAR ENERGY EQUIPMENT AND SYSTEMS/ UTILITY-SCALE SOLAR COLLECTOR SYSTEM as Special Use Permit
  - c. Move #40 Mobile Home to Permitted Use
2. Section 4.02 Hamlet (H)
  - a. Remove #5 Marina
  - b. Remove #3 School and Colleges (repeated)
  - c. Move #2 Public or Parochial School or College to Permitted Use
  - d. Move #20 Mobile Home to Permitted Use
3. Section 4.03 Commercial (C)
  - a. Update #4 Public Utility Facility to Public or Private Utility Facility w/without Building
  - b. Add SOLAR ENERGY EQUIPMENT AND SYSTEMS/ UTILITY-SCALE SOLAR COLLECTOR SYSTEM as Special Use Permit
4. Section 4.04 Industrial (I)
  - a. Update #5 Public Utility Facility to Public or Private Utility Facility w/without Building
  - b. Add SOLAR ENERGY EQUIPMENT AND SYSTEMS/ UTILITY-SCALE SOLAR COLLECTOR SYSTEM as Special Use Permit
  - c. Add Car Wash, Laundry or Dry-Cleaning Plant, Crematorium