

The following provisions are additions and modifications to Part II of General Legislation of the Town of Cortlandville Code, Part 2, Article 1, Chapter 178 – Solar Energy Systems.

Delete Section D(2)(b) to §178-123.3; Permitted Locations and replace with the following:

Ground-mounted small-scale solar energy systems are permitted as principal and accessory structures in all zoning districts and shall adhere to the following:

- [1] Lot coverage. The area covered by solar arrays/panels themselves, and not just the area of the ground which has been physically disturbed for installation of the foundation and support of the arrays/panels. Lot coverage under this paragraph shall include appurtenant electrical and mechanical components (such as ground/pad), mounted transformers and switch gears, meters, or transmission facilities; security/perimeter fencing; all areas of temporary and permanent physical ground disturbance including construction of new or improved roadways, placement/maintenance of gravel between rows and arrays as needed for erosion control and accesses and berms; and vegetated areas that are to be maintained by periodic mowing. The total area shall not exceed the maximum lot coverage in the underlying zoning district.

Add an additional Section D(3)(c) to §178-123.3; Permitted Locations

- [1] Lot coverage. The area covered by solar arrays/panels themselves, and not just the area of the ground which has been physically disturbed for installation of the foundation and support of the arrays/panels. Lot coverage under this paragraph shall include appurtenant electrical and mechanical components (such as ground/pad), mounted transformers and switch gears, meters, or transmission facilities; security/perimeter fencing; all areas of temporary and permanent physical ground disturbance including construction of new or improved roadways, placement/maintenance of gravel between rows and arrays as needed for erosion control and accesses and berms; and vegetated areas that are to be maintained by periodic mowing. The total area shall not exceed the maximum lot coverage in the underlying zoning district.

Delete in its entirety subsection 5 of Section D(3)(c) to §178-123.3; Permitted Locations

Delete Section G(3) to §178-123.3; Permitted Locations and replace with the following:

Setback for ground-mounted systems as an accessory use is subject to setback requirements in the zoning district in which the system is to be constructed.

Setback for ground-mounted systems as a primary use shall be _____ feet from any property line or _____ feet from any domiciliary residence, whichever is greater.