

FINAL AGENDA

**The Charlestown Planning Commission will hold a
Special Meeting on Tuesday July 11, 2017 @ 7:00 PM
Council Chambers**

1. Call to Order

2. Roll Call

3. Planning Commission Comments

4. ADVISORIES

**a. Proposed Ordinance #375 Amendment to Zoning Ordinance; Section 37.D (5) -
Specific Land Use Standar**

5. Comprehensive Plan Update

a. Review and Discussion of Comprehensive Plan draft chapters

b. Review schedule

6. Adjournment



Planning Commission

Charlestown Town Hall
Charlestown, RI 02813

SCHEDULED

AGENDA ITEM (ID # 3412)

Meeting: 07/11/17 07:00 PM
Department: Planning Commission
Category: Advisory Opinion
Prepared By: Barbara Beauchaine
Initiator: Barbara Beauchaine
Sponsors:
DOC ID: 3412

**Discussion and /Or Potential Action And/Or Vote(S)
Concerning: Proposed Ordinance #375 Amendment to
Zoning Ordinance; Section 37.D (5) - Specific Land Use
Standards and Conditions , Utilities, Major Solar Farms, to be
Heard at a Town Council Public Hearing on August 15, 2017;
Advisory to the Town Council.**

**PUBLIC NOTICE
TOWN OF CHARLESTOWN**

Notice is hereby given that the Town Council of the Town of Charlestown will conduct a public hearing, open to the public, on August 15, 2017 at 7:00 p.m. at the Charlestown Town Hall, 4540 South County Trail on the following proposed amendment to the Code of Ordinances. Opportunity shall be given to all persons interested to be heard upon the matter of the proposed ordinance. The following proposed amendments are under consideration and may be adopted and/or altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any alteration or amendment must be presented for comment in the course of the public hearing. The proposed amendments are available for review and/or purchase at the Town Clerk’s Office between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding Holidays.

**ORDINANCE NO. 375
AN ORDINANCE AMENDING CHAPTER 218 - ZONING**

Section 1. The Town Council of the Town of Charlestown hereby ordains that Chapter 218 of the Code of Ordinances, Town of Charlestown entitled Taxation is amended as follows:

Note: Words set as ~~strikeover~~ are to be **deleted** from the ordinance; words set in underline are to be **added** to the ordinance.

ARTICLE VI. LAND USE REGULATIONS

SECTION 218-37. Specific Land Use Standards and Conditions.

D. Utilities

- (1) Generally
- (2) Telecommunications Towers/Poles
- (3) Private Utility Towers and Buildings
- (4) Residential Wind Energy Facilities

Proposed new subsection as follows:

(5) Major Solar Farms

- (a) Purpose. The purpose of this section is to permit the installation and operation of major solar farms in Charlestown, and to provide interim standards that address public health, safety and welfare in the placement, design, construction, monitoring, modification and removal of major solar farms and minimize negative impacts on scenic, natural and historic resources of the town.

Attachment: #375 - Chapter 218 Zoning Major Solar Farms (2017 06 23) Cleandoc- (3412 : Proposed Ordinance #375 Amendment to Zoning

- 46 (b) Definitions. The following terms are defined for use in applying the
 47 provisions of this subsection, and shall supplement those terms defined in
 48 Section 218-5:
 49

50 SOLAR FARM

51 All components utilized for the conversion of sunlight into electricity by
 52 means of photovoltaics, including solar panels or arrays, and all supporting
 53 equipment and structures.
 54

55 MAJOR SOLAR FARM

56 A solar farm designed for the production and sale of electricity to the utility
 57 through an enrollment in one of the state’s renewable energy programs, which
 58 complies with the site standards set forth in 5(d) – (f).
 59

60 SOLAR FARM LOT COVERAGE

61 The total area of the parcel disturbed due to infrastructure or equipment
 62 associated with the major solar farm.
 63

64 UTILITY INFRASTRUCTURE

65 An electric substation or any electrical sub-transmission or transmission
 66 circuit (a power line operated at high voltages between 34.5 kV and 500 kV
 67 that is capable of transmitting electrical energy over large distances).
 68

- 69 (c) Applicability. Only major solar farms are regulated under the provisions of
 70 this section. This interim solar zoning ordinance shall be effective through
 71 January 1, 2018. Any special use permit or development plan review process
 72 initiated for a major solar farm which meets all of the site standards criteria
 73 before January 1, 2018 shall be subject to this ordinance. Major solar farms
 74 are allowed by special use permit in all districts with the exception of open
 75 space and recreation (OSR) as well as traditional village district and historic
 76 village overlay districts, where it is a prohibited use. Major solar farms are
 77 excluded from the prohibited use, “Electric Generating Plant,” Section 218-
 78 38(B)(14).
 79

- 80 (d) Design and Development Standards
 81

82 1. Setback and Height and Coverage Requirements

- 83 i. Setbacks. A major solar farm shall meet all setback requirements
 84 for a principal structure in the property’s zoning district.
 85 ii. Height and Placement. The height and placement of a major solar
 86 farm shall be a function of the site characteristics and panel design
 87 to achieve maximum efficiency, and of factors such as placement
 88 to allow the movement of farm animals and/or wildlife underneath
 89 or between the panels, and shall not exceed a height of 15 feet,
 90 unless a dimensional variance is obtained from the Zoning Board
 91 of Review.

- 92 iii. Open Space. With respect to major solar farms located in
 93 residential districts only, the amount of land area set aside as open
 94 space shall be a minimum of 40% of the total parcel, excluding
 95 state and federally regulated riparian areas, wetlands and
 96 associated buffers; steep slopes; and conservation easements.
 97
- 98 2. Electrical Wiring and Connections. Electrical wiring and connections from
 99 the solar energy system to any building(s) they serve shall be underground
 100 to the extent compatible with the topography and site conditions, unless
 101 the electrical lines must come aboveground at their termination point to
 102 connect to the building or utility line receiving the solar-generated
 103 electricity.
 104
- 105 3. Vegetative Management, Landscaping, Screening
- 106 i. Vegetative Buffers. Major solar farms may be required to include
 107 a vegetative buffer to effectively screen the solar array from
 108 adjoining and inconsistent uses or from a public or private roads.
 109 The buffer may be comprised of existing vegetation and/or
 110 supplemental landscaping, as set forth in the approved landscape
 111 plan.
- 112 ii. Tree Clearing. Any tree clearing associated with the construction
 113 of a major solar farm shall be limited to no greater than 7% of the
 114 total land area of the lot minus wetland, wetland buffers and areas
 115 where slopes exceed 15%.
- 116 iii. Pesticides. No pesticides are to be used for vegetative
 117 management or other purposes in association with the operations
 118 and maintenance of a major solar farm.
- 119 iv. Pollinator Habitat. To support and promote greater pollinator
 120 habitat, major solar farms shall use a seed mixture qualified to
 121 meet the criteria of a pollinator garden, as established by the
 122 Minnesota Department of Natural Resources or as developed in
 123 coordination with the University of Rhode Island Master Gardener
 124 Program, in re-seeding a site following construction. Proper long-
 125 term maintenance plans ensuring the livelihood of the Pollinator
 126 Habitat shall be included in the Operations and Maintenance Plan
 127 provided to the commission for their review and approval.
 128
- 129 4. Dual Uses. Property owners shall explore any other dual agricultural uses
 130 that may be compatible inside of the fence-lines of the major solar farm.
 131
- 132 5. Soil Conservation. Soil disturbance shall be kept to a minimum. No soil
 133 defined as prime farmland soil by the RI Geographic Information System
 134 shall be removed from the property as a result of a solar farm. Soils
 135 compatible with the original land quality occupied by the major solar farm
 136 shall be used in returning the state to its original state, as further outlined

137 in the Operations and Maintenance Plan for the review and approval by
 138 the commission.

140 (e) Site Requirements. The following site standards apply to any major solar
 141 farm:

- 143 1. Security. A security fence shall surround the perimeter of the installation
 144 in conformity with any applicable regulatory or code requirements,
 145 including the requirements of the National Electric Code. The Planning
 146 Commission shall approve the height and materials of the security fence.
- 148 2. Emergency Access. Reasonable accessibility for emergency service
 149 vehicles shall be required. The system owner or operator shall provide a
 150 copy of the project summary, electrical schematic and site plan to the local
 151 fire chief. Upon request the owner or operator must cooperate with local
 152 emergency services in developing an emergency response plan. All means
 153 of shutting down the solar farm must be clearly marked, and the owner or
 154 operator must identify a responsible person for public inquiries throughout
 155 the life of the installation.
- 157 3. Signage. No signs are allowed on the security perimeter fencing except
 158 for a sign displaying the installation name, address and emergency contact
 159 information, and trespassing/warning/danger signs to ensure the safety of
 160 individuals who may come in contact with the installation. No sign shall
 161 exceed two (2) square feet in area.
- 163 4. Lighting. Major solar farms shall not be lighted.
- 165 5. Proximity Requirement. Major solar farms shall not be permitted on lots
 166 located in excess of a 1,500 foot radius from utility infrastructure.

168 (f) Additional Requirements

- 170 1. Code Requirements. Following the granting of a special use permit by the
 171 Zoning Board of Review, such installations must meet all building and
 172 electrical code requirements and obtain all necessary state and local
 173 permits. The installation must also comply with the applicable utility
 174 requirements for interconnection to the electrical distribution system, with
 175 verification provided by the utility. Following installation, the major solar
 176 energy array shall be subject to periodic inspections by the Charlestown
 177 Building Official.

180 (g) Application Procedures for Major Solar Installations

- 181 1. General Compliance.

- 183 i. Development Plan Review Required. All applications shall be subject to
 184 the provisions of Article XII, Development Plan Review, requiring
 185 review and approval of the site plan by the Charlestown Planning
 186 Commission.
- 187 ii. Special Use Permit. A major solar farm is only permitted by special use
 188 permit and in conformance with the design and development standards
 189 and application requirements in Sections 218-37(5)(d),(e), (f) and (g)(2).
 190 a. Major solar farms are allowed by special use permit in all
 191 districts with the exception of OSR, the traditional village
 192 district and historic village overlay district where it is a
 193 prohibited use
- 194 iii. Building Permit. A building permit must be issued by the Charlestown
 195 Building Department prior to the installation of a major solar farm.
 196 Such installations must be in compliance with all state building and
 197 electrical code requirements and National Electric Code requirements
 198 for solar photovoltaic systems.
- 199 iv. Emergency Services Review. The major solar farm owner or operator
 200 shall provide a copy of the project summary, electrical schematic, and
 201 site plan to the town's fire chief. Upon request the owner or operator
 202 shall work with local emergency services in developing an emergency
 203 response plan. All means of shutting down the solar photovoltaic
 204 installation shall be clearly marked. The owner or operator shall identify
 205 a responsible person for public inquiries throughout the life of the
 206 installation;
- 207
- 208 2. Application Requirements. Applications for a major solar farm requiring
 209 a special use permit by the Zoning Board of Review and site plan review
 210 by the Planning Commission shall include the following materials:
- 211 i. Existing Conditions Plan. The applicant shall submit an existing
 212 conditions plan showing all current land uses and structures and
 213 environmental features including wetlands, floodways, unique vegetation
 214 and landscape features, wooded areas, steep slopes, ledge and existing
 215 contours at two foot intervals (see Section 14.4 Minor Subdivision
 216 Preliminary Plan Checklist in the Charlestown Subdivision and Land
 217 Development Regulations);
- 218 ii. Site Plan. The applicant shall submit a site plan containing the following
 219 information: showing locations and dimensions of all proposed structures
 220 and the layout of the solar farm, including total area of impact, solar
 221 farm lot coverage, and maximum height;
- 222 a. The boundaries of the property and the area, including
 223 dimensions and square footage of the total installation and
 224 number of arrays, showing where the solar arrays are proposed
 225 to be installed;
- 226 b. Engineering details and specifications, including diagrams of
 227 electrical components and the proposed interconnection to the

- 228 local utility system, along with a description of the major
 229 system components to be used;
 230 c. Existing and proposed grading, clearing and/or placement of
 231 vegetation;
 232 d. Location of existing and proposed electric lines;
 233 e. Location and perimeters of existing and proposed easements
 234 and underground utilities;
 235 f. The construction schedule and any phasing schedule for
 236 development of the major solar farm; and
 237 g. Details regarding any potential for solar glare from the facility.
 238 iii. Landscape and Buffer Plan. The applicant shall submit a landscape and
 239 buffer plan indicating changes in site vegetation (proposed clearing or
 240 removal of existing vegetation) and methods to screen the solar farm
 241 from adjoining roads and properties;
 242 iv. Utility notification. No major solar farm shall be constructed until
 243 evidence has been given to the Town that the utility company that
 244 operates the electrical grid where the major solar farm is to be located
 245 has been informed of the solar photovoltaic facility owner or operator's
 246 intent to install an interconnected customer-owned generator.
 247 v. Operation and Maintenance Plan. The applicant shall submit a plan for
 248 the operation and maintenance of the major solar farm, which shall
 249 include measures for maintaining safe access to the major solar farm,
 250 stormwater control, as well as general procedures for operational
 251 maintenance of the major solar farm. Maintenance shall include, but be
 252 not limited to, fence maintenance, ongoing system operation, structural
 253 repairs, vegetative management, and integrity of security measures.;
 254 vi. Liability Insurance. The applicant shall submit proof of liability
 255 insurance, and a summary of the intended decommission plan; and
 256 vii. Additional materials. The applicant shall submit additional information,
 257 reports or other information required by the Town to make an informed
 258 decision.
 259
 260 (h) Abandonment and Decommissioning.
 261
 262 1. Removal requirements. Any major solar farm which has reached the end of its
 263 useful life or has been abandoned consistent with other provisions of Chapter
 264 218, Zoning, shall be removed. The owner or operator shall physically remove
 265 the facility no more than 180 days after the date of discontinued operations.
 266 The owner or operator shall notify the Town by certified mail of the proposed
 267 date of discontinued operations and plans for removal. Decommissioning shall
 268 consist of:
 269 i. Physical removal of all major solar farms, structures, equipment, security
 270 barriers and transmission lines from the site.
 271 ii. Disposal of all solid and hazardous waste in accordance with local, state,
 272 and federal waste disposal regulations.

273 iii. Stabilization or re-vegetation of the site as necessary to minimize
274 erosion. The commission may allow the owner or operator to leave
275 landscaping or designated below-grade foundations in order to minimize
276 erosion and disruption to vegetation.

277 2. Abandonment. Absent notice of a proposed date of decommissioning or
278 written notice of extenuating circumstances, the major solar farm shall be
279 considered abandoned when it fails to operate for more than one year without
280 the written consent of the town council and planning commission as it relates
281 to the land development project approval. If the owner or operator of the
282 major solar farm fails to remove the facility in accordance with the
283 requirements of this section within 180 days of abandonment or the proposed
284 date of decommissioning, the town may physically remove the facility.

285 (i) Financial Surety. Applicants proposing to develop major solar farm projects shall
286 provide a form of surety, either through escrow account, bond or otherwise, to
287 cover the cost of removal in the event the town must remove the facility and
288 restore the landscape, in an amount and form determined to be reasonable by the
289 commission (and subject to the review of the town solicitor). The applicant shall
290 submit a fully inclusive estimate of the costs associated with removal, prepared by
291 a qualified engineer. The amount shall include a mechanism for calculating
292 increased removal costs due to inflation.

294 **Section 2.** The Town Clerk is hereby authorized to cause said changes to be made to the
295 Town of Charlestown’s Code of Ordinances.

297 **Section 3.** This ordinance shall take effect immediately upon passage.

299 Attested To By:

Passed By Town Council On:

301 _____
302 Amy Rose Weinreich, CMC Town Clerk

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Advertised IN FULL in the Westerly Sun: April 17, 2017

Advertised BY REFERENCE in the Westerly Sun: April 24 and May 1, 2017

TOWN OF CHARLESTOWN**PLANNING DEPARTMENT****MEMORANDUM**

TO: Planning Commission
 FROM: Jane Weidman, Town Planner

DATE: July 7, 2017

RE: Solar Energy Zoning Ordinance Amendments, Ord. # 375 (as revised); Advisory to the Town Council

Background/Schedule

As a result of the Planning Commission negative advisory (following review and discussion at the April 26th meeting), the GroSolar Company from Vermont made revisions to the advertised version of the Zoning Ordinance text amendment (Ord. # 375). The Town Council public hearing was opened at the May 8th meeting, but was continued to the June 12th meeting at the applicant's request to give them time to submit these changes in response to the Planning Commission's comments and concerns. However, because the changes and additions are considerable, it was agreed at the June Town Council meeting that a "clean" version of the ordinance be put together and re-advertised, and that another advisory by the Planning Commission on the updated version be done.

Because the public hearing on the solar amendments was scheduled for (or continued to) the August 15th Town Council meeting, the Planning Commission is being asked to complete their advisory before mid-July, in order for the Town Clerk to have time to advertise the updated Ordinance # 375. The July 11th workshop has been changed to a special meeting so that you are able to vote on the advisory.

Major Solar Farm Proposed Zoning Amendments

The Planning Commission is being asked to comment on the marked up version of the advertised ordinance that was passed around in advance of the June 12th Town Council meeting, with some modifications. Summarized below are the changes to Ordinance # 375 from when you as a group last reviewed it (April meeting):

- Definition for “solar farm lot coverage” shortened to delete reference to percentage of total land area minus constraints.
- Applicability – major solar farms are not to be allowed in the TVD and historic village overlay districts, and major solar farms are excluded from the definition of “electric generating plant” which is a prohibited use in town.
- Design and Development Standards – lot coverage limit of 60% is replaced by a subsection on open space – a minimum of 40% of a residentially zoned parcel used for a major solar farm must be set aside as open space, excluding constrained land.
- Design and Development Standards – new section on electrical wiring and connections requiring that they be underground.
- Design and Development Standards – section on soil conservation changed to remove prohibition of the stripping of topsoil and replacement with “return the land to its original state”.
- Application Procedures – subsection on special use permit expanded, including reference to zoning districts.
- Application Procedures – new subsection on emergency services review.
- Application Procedures – much expanded section on application requirements, particularly under the site plan subsection, and new subsections on utility notification and operation and maintenance plan.
- Abandonment and Decommissioning – new and expanded section which details removal requirements, including notice, equipment disposal and site re-vegetation requirements, and provisions for financial surety.

The extent of these text changes do require another look at the ordinance as proposed by GroSolar, and that it be re-advertised prior to the continuation of the public hearing. Much of the additional language does serve to strengthen the ordinance, particularly that regarding emergency services, site plan application requirements, utility notification, operation and maintenance, and especially decommissioning. A change was also made to eliminate the inconsistency with the prohibited uses section of the zoning ordinance (“electric generating plant”).

However, a number of factors that limit the application of the ordinance remain in place:

1. The definition of a major solar farm is one that is enrolled in a RI renewable energy program, meaning only companies that are successful applicants in the Renewable Energy Growth (REG) program can make use of the ordinance.
2. The proximity requirement limits major solar farms to land within a 1,500 foot radius from utility infrastructure, meaning that any parcel beyond this distance from the high voltage line running through Charlestown does not qualify.
3. Tree clearing on a site used for a major solar farm is restricted to no more than 7% of the total land area (minus constrained land), limiting the ordinance to sites which are predominately cleared.

Also the interim nature of the ordinance is still in place, with a sunset date of January 28, 2018.

Other Material

Also sent to you are comments from representatives of two other solar companies:

June 1st letter from Soltage in opposition to the tree removal restriction.

June 9th letter from John Kenyon in opposition to the “spot zoning” aspect of the regulations and to the tree clearing restriction, and also to the lot coverage limit of 60% (since removed).

You also have a copy of the recently expanded solar regulations in South Kingstown (adopted June 12th). These amendments are pretty comprehensive, similar to what the Planning Commission originally reviewed for Charlestown, but more detailed. The highlights:

- Accessory solar arrays, defined as generating no more than 120% of the energy supporting the principal use (documentation required), and allowed by right in all districts. Accessory solar arrays also include roof-mounted systems.
- Small-scale, medium-scale and large-scale solar energy systems, defined by the size of the array: 1,750 SF or less, more than 1,750 SF but less than 40,000 SF, and 40,000 SF or more, respectively.
- Small, medium and large systems vary as allowed in the residential, commercial, industrial and government/institutional districts. All sized systems require a special use permit except in the GI Zone, where they are all allowed by right. All are prohibited in the R-30, R-20, R-10 and RM Zones, and no large-scale systems are permitted in any residential district.

- For the small and medium solar energy systems that are allowed in the residential districts (R-40, R-80 and R-200 Zones), a minimum of 5 acres of parcel size, and 10 acres of parcel size, respectively, are required, and no more than 10% of the lot area can be occupied by the solar array.
- Solar energy systems in the industrial districts are limited to 50% of the lot area, and systems in all other non-residential districts are limited to 30%.
- Development Plan Review or Major Land Development Review is required for most systems, even those allowed by right.
- Language is included to promote solar arrays in the GI Zone – remediated landfills and other publicly owned and managed parcels.

Comments – Specific

To make the Charlestown ordinance more widely applicable, the energy program enrollment and the proximity requirement should be eliminated.

The ordinance should be designed so as to not require the sunset clause, or at least give it a one or two year period rather than a (at best) 5 month one.

The lot coverage and tree clearing restrictions require more thought. The lot coverage got tangled up with the cluster open space requirements, I think, because Ruth used the cluster example to show how impactful the previously proposed 60% coverage could be on a parcel, especially in the R-3A Zone. I think replacing a lot coverage limit with reference to open space only confuses the issue, since “land set aside as open space” on a parcel to be used as a major solar farm is fundamentally different than that which is to be permanently protected and managed as part of a residential subdivision.

It makes more sense to go back to a lot coverage limit of some percentage, or to eliminate that requirement altogether and let each application be reviewed based on the individual site characteristics.

The 7% tree clearing restriction is an arbitrary figure and there will be resistance from other solar companies who want to at least engage in a discussion of the pros and cons of using wooded areas versus farm fields. In addition, as pointed out at the April meeting, clearing could be done on a site before an application is submitted. This requirement should probably be eliminated.

Comments – General

As a planner, I do not agree that interpretation of the comprehensive plan leads to a finding that this ordinance is inconsistent with the plan; there is clearly language to support the alternate view. What is valid is the position stated by the Planning Commission in April that the comprehensive plan, now under rewrite, requires a better exploration of the issues related to energy production and use, and more carefully crafted goals and recommendations regarding alternative energy systems which are compatible with the town's landscape and character.

In addition to the fact that the comprehensive plan, as currently written, does not adequately guide the town's energy future, there is also the desire stated by the Planning Commission to take more time to consider the parameters for a solar ordinance and to include specific standards for commercial solar arrays.

However, this leaves the applicant in a catch-22. On the one hand, the Commission has offered a careful critique of the ordinance which assumes that if the applicant addresses these, the ordinance becomes acceptable. On the other hand, the Commission has stated that more time is needed to craft an ordinance better suited to the town. This appears to mean that even with the changes suggested above, a favorable advisory is not forthcoming because of the time issue (although a date of Sept. 1st to start work on a more comprehensive ordinance was picked).

In your earlier advisory there was language about doing it right and learning from other towns. It needs to be made clear what is lacking in the ordinance that is before you now. My suggestions:

- Redefine “major solar farm” and add definitions that identify accessory solar systems and systems that are not considered to be “major”. This requires that size limits, if not capacity limits, be defined.
- Identify what type of solar array is allowed in each district, as South Kingstown did.
- Address lot coverage restrictions, preferably by district, other site standards and possible incentives to direct solar arrays to preferred sites – i.e., small scale arrays on farmland, larger scale arrays on brownfields.

As a reminder, some of what is proposed above are elements that were removed from an earlier version of the ordinance as a result of discussion at the March 22nd Planning Commission meeting, during which it was agreed to reduce the scope of the ordinance and focus only on major solar arrays. The Planning Commission should decide which approach it would like to take now – a modified version of the major solar farm ordinance or the crafting of a more comprehensive ordinance to be done over the next couple months.

ZONING

Principal Use	R-20	R-40	R-2A	R-3A	C-1	C-2	C-3	I	PD	GWP	OSR	M	TVD	Reference
Commercial Uses Continued														
Perfumery													Y	
TVD Pet Grooming Services													Y	
Photo Studio					Y	Y	Y						Y	
Physical Therapist													Y	
Plumbing/Heating Supply Store						Y	Y	Y	Y	U			Y	
Product Assembler/Shipper					Y	Y	Y	Y	Y	U			Y	
Professional Office					Y	Y	Y		Y	U			Y	
Residential Water Treatment Srvs					Y	Y	Y	Y	Y	U			Y	
Real Estate Services					Y	Y	Y	Y	Y	U			Y	
Recreational Vehicles/Equip Sales						Y	Y	Y	Y	U				
Restaurant					Y	Y	Y		Y	U			S	
Saw Mill						Y	Y	Y						
Shoe Repair					Y	Y	Y		Y	U			Y	
Shoe Store													Y	
Shopping Center					Y	Y	Y			U			S	
Small Scale Woodworking Shop													Y	
Major Solar Farms*	S	S	S	S	S	S	S	S	S	S		S		ARTICLE VI § 218-37
Specialty Food Store					Y	Y	Y	Y	Y	U			Y	
Supermarket						Y	Y	Y	Y	U			Y	
Tailor					Y	Y	Y		Y	U			Y	
Take Out Food Services													S	

NOTES:

Y = Permitted Uses S = Special Use Permit U= Consult underlying district.
 * Major solar farms as defined in this ordinance shall not be included in prohibited uses.

Attachment: Ord # 375 LandUseTableAmendment (3412 : Proposed Ordinance #375 Amendment to