Departmental Follow-Up

GARDINER CITY COUNCIL AGENDA ITEM INFORMATION SHEET



Me	eting Date	03/04/2020	Department	Code Enforcement
Ag	enda Item	4.2 Second Read and Possible Approval of Proposed	Amendments to the	Land Use Code/Addressing the Treatment of Solar Arrays
	Est. Cost	n/a		
Background Information	the Land The proposection 1 Section 7 Section 6 6.2.3.3.7 A full copy	da item is the second read and possibuse Code regarding the Treatment of osed amendments are being proposed. The Definitions of Amend Land Use Table in subsection Revise subsection 6.2.3.3 Activities of the proposed amendments is attacknown at the Debby Willis will be presented.	Solar Arrays.d: n 7.6.4 Subject to Site	e Plan Review/adding a new section
	Requested	Treatment of Commercial Solar Arrays	, as presented	
	ty Manager and/or nce Review	, c,	above action.	
	ouncil Vote/ ction Taken			

City Clerk Use Only		Advertised 02/11/2020 Advertised 04/18/2020 w/in 15 Days	04/03/2020
establisher	Final to Dept	Updated Book	Online

City must update ordinance and website on effective date (30 days after approval). City Clerk must publish as per Charter Article II Section 9.

Proposed Amendments to the Land Use Code to Address the Treatment of Commercial Solar Arrays

Proposed additions to the ordinance are <u>underlined</u>; proposed deletions are <u>struck through</u>.

1. Amend Section 17 Definitions by inserting a new definition of a "Solar Electric Production Facility" in proper alphabetical order to read as follows:

Solar Electric Production Facility: A use that is engaged in the production of electricity through the use of solar technology that is either the principal use of the property or that is a secondary use on the property that is not associated with or accessory to the principal use of the property.

2. Amend the Land Use Table in Section 7 Zoning Districts to add Solar Electric Production Facility as a use in Subsection 7.6.4 Industrial, Wholesale and Transportation Uses to read as follows:

7.6.4 Industrial, Wholesale & Transportation Uses

Key to Land Use Table

Y = "Allowed"

N = Not Allowed P = Permitted with Review C = Code Enforcement Officer Review SD = Subdivision Review

Legend

The legend at the top of the columns identifies the various zoning districts as follows:

RP	Resource Protection	SLR	Shoreland Overlay Limited Residential
SL	Shoreland	RG	Residential Growth
R	Rural	HDR	High Density Residential
PR	Professional/Residential	TD	Traditional Downtown
PIC	Planned Industrial/Commercial	PD	Planned Development
CC	Cobbossee Corridor	ECR	Education/Community Recreation
MUV	Mixed Use Village	PHD	Planned Highway Development
IT	Intown Commercial	CPD	Cobbossee Planned Development

Industrial, Wholesale & Transportation Uses	esale	& Trans	portatio	n Uses												
	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	VIIV	DHD	T	CPN
Commercial Firewood	Z	Z	z	А	z	z	z	z	z	z	z	z	Z	z	; z	Z
Composting Facility	z	z	z	А	z	z	z	z	z	ъ	z	z	z	z	z	z
Fuel Storage Facility	z	z	z	z	z	z	z	z	а	bo	z	z	z	۵	z	Z
Manufacturing Heavy	z	z	z	Z	z	z	z	z	А	z	z	z	z	z	z	Z
Manufacturing Light	Z	Z	Z	Z	z	z	z	Ы	۵	Pé	z	P ⁷	þę	۵	P7	z
Passenger Transit Facility	Z	z	z	Z	z	z	Z	Q.	۵	А	z	P ⁷	۵	۵	۵	z
Recycling Facility	Z	Z	z	Ь	z	z	z	d	۵	Pé	z	z	z	z	z	Z
Sawmill	Z	Z	Z	Ь	z	z	z	z	O	be	z	z	Z	Z	Z	Z
Solar Electric Production Facility	Z	Z	Z	리	ᆈ	PIS	ᆈ	ZI	러	ᆈ	ᆈ	Z	<u></u>	۵۱	. 4	۵.
Trucking & Freight Facility	z	z	z	z	z	z	z	z	O	Ď	z	z	Z	Z	z	Z
Waste Processing Facility	Z	Z	z	z	z	z	z	z	۵	z	z	z	z	z	z	z
Wholesale & Warehouse	Z	z	z	z	z	z	z	А	O	а	z	P ⁷	z	Д	۵	z
Windmill Small	z	Ь	Ь	C	а	Ь	Ь	Ь	O	O	а	۵	۵	۵	۵	Q
Windmill Mid- size	Z	Z	z	Ь	z	z	z	z	Ь	А	Д	Z	. z	. 0.	. z	. z
Windmill Large	z	Z	Z	Ь	z	z	z	z	Ь	Ь	А	z	z	d	z	z

NOTE 15: Solar Electric Generating Facilities are only permitted on lots with a lot area of five (5) acres or more.

- 3. Amend the development review provisions of Section 6 to revise subsection 6.2.3.3 Activities Subject to Site Plan Review to add a provision requiring review of proposals for the establishment or expansion of a Solar Electric Generating Facility to read as follows:
 - 6.2.3.3.6 Any activity that disturbs more than 40,000 square feet of land, or. 6.2.3.3.7 The establishment or expansion of a Solar Electric Generating Facility.