

**LOCAL LAW NO. 1 OF 2019 AMENDING SECTIONS 106 AND 307 OF
THE ZONING ORDINANCE OF THE TOWN OF LEE, NEW YORK**

Section 1. Purpose

The purpose of this Local Law is to provide for the amendment of the Zoning Ordinance of the Town of Lee, New York

Section 2. Authority.

This Local Law is enacted pursuant to the provisions of Article 16 of the Town Law of the State of New York.

Section 3. Amendments.

1. Replace current Section 106. **Schedule of District Uses**, with attached Schedule A, updated Section 106.
2. Add following definitions to Section 307. **Definitions:**

Solar Energy, Commercial: A commercial grade solar energy system consisting of solar panels and/or other electrical energy storage devices, material and/or hardware that generates energy for off-site use.

Solar Energy, Residential: A solar energy system consisting of solar panels and/or other associated electrical and/or thermal energy storage devices, materials and/or hardware with coverage no greater than 1,000 square feet, the primary purpose of which solar energy system is to provide energy on-site for the use presently being conducted on the parcel on which the system is located.

All other provisions of the Zoning Ordinance shall remain in full force and effect.

Section 4. Repeal

All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed.

Section 5. Separability

If any part or provision of this Local Law or the application thereof to any person or circumstance be adjudged invalid by any Court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances, and the Town Board of the Town of Lee hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

Section 6. Effective Date

This Local Law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

SCHEDULE A

Section 106. Schedule of District Uses

COMMERCIAL:

Permitted Uses:	Special Uses:
<ol style="list-style-type: none"> 1. Accessory Structure 2. Agricultural Improvements 3. Auto/Recreation Vehicle Sales 4. Bakery 5. Banks/Credit Unions 6. Bar/Tavern 7. Beauty Parlor/Barber Shop 8. Day Care Facility 9. Car Wash 10. Community Center 11. Contracting Storage 12. Convenience Store 13. Drug Store 14. Fraternal Club/Social Club/Lodge 15. Funeral Home 16. Garage, Public 17. Garage, Repair 18. Hotel/Bed & Breakfast 19. Kennel/Veterinary Services 20. Laundromat 21. Light Manufacturing 22. Liquor Store 23. Medical Facility 24. Office 25. One Family Dwelling 26. Professional Offices 27. Restaurant 28. Retail Shop 29. Service Station 30. Signs, Business and Advertising 31. Travel Trailer 32. Solar Energy, Residential 	<ol style="list-style-type: none"> 1. Accessory Apartment 2. Accessory Use 3. Agricultural Operations 4. Antenna 5. Home Occupation 6. Manufacturing/Processing 7. Storage Units/Vehicle 8. Trucking Operation, Private 9. Trucking Operation, Commercial <p>PLANNING BOARD REVIEW:</p> <ol style="list-style-type: none"> 1. Airport/Landing Strip 2. Campground 3. Cemetery 4. Cluster Development 5. Community Amusement 6. Mobile Home Park 7. Multiple Family Dwelling 8. Two Family Dwelling 9. Windmill Energy 10. Geothermal Energy 11. Solar Energy, Commercial <p>TOWN BOARD REVIEW:</p> <ol style="list-style-type: none"> 1. Essential Services 2. Sanitary Landfill 3. Nursing Home 4. Shopping Center

R-A:

Permitted Uses:	Special Uses
<ol style="list-style-type: none">1. Accessory Structure2. Agricultural Improvements3. Agricultural Operations4. Day Care Center/Home5. Mobile Home, Individual6. One or Two Family Dwellings7. Signs, Business8. Travel Trailer9. Beauty Parlor/Barber Shop10. Community Center11. Convenience Store12. Home Occupation.13. Office14. Produce/Farm Stand15. Professional Offices16. Religious Facility17. Restaurant18. Sawmill19. Solar Energy, Residential	<ol style="list-style-type: none">1. Accessory Apartment2. Accessory Use3. Airport/Landing Strip4. Antenna/Cell Tower5. Auto/Recreation Vehicle Sales6. Bar/Tavern7. Car Wash8. Contracting Storage9. Excavation10. Fraternal Club/Social Club/Lodge11. Garage, Public12. Garage, Repair13. Hotel/Bed & Breakfast14. Kennel/Veterinary Services15. Laundromat16. Service Station17. Trucking Operation, Private <p>PLANNING BOARD REVIEW:</p> <ol style="list-style-type: none">1. Campground2. Golf Course3. Mobile Home Park4. Multiple Family Dwelling5. Storage Vehicle6. Windmill Energy7. Geothermal Energy <p>TOWN BOARD REVIEW</p> <ol style="list-style-type: none">1. Dormitory2. Essential Services3. Junk Yard4. Nursing Home5. Sanitary Landfill

HAMLETS:

Permitted Uses:	Special Uses:
<ol style="list-style-type: none">1. Accessory Apartment2. Accessory Structure3. Accessory Use4. Agricultural Improvements5. Beauty Parlor/Barber Shop6. Bed & Breakfast7. Day Care Center/Home8. General Store9. One or Two Family Dwellings10. Professional Offices11. Retail Shop12. Signs, Business and Advertising13. Travel Trailer14. Solar Energy, Residential	<ol style="list-style-type: none">1. Antenna2. Auto/Recreation Vehicle Sales3. Community Center4. Contracting Storage5. Convenience Store6. Fraternal Club/Social Club/Lodge7. Funeral Home8. Home Occupation9. Kennel/Veterinary Services10. Office11. Religious Facility12. Restaurant13. Service Station14. Trucking Operation, Private <p>PLANNING BOARD REVIEW:</p> <ol style="list-style-type: none">1. Cemetery2. Cluster Development3. Multiple Family Dwelling4. Windmill Energy5. Geothermal Energy <p>TOWN BOARD REVIEW:</p> <ol style="list-style-type: none">1. Dormitory2. Essential Services/Facilities3. Nursing Home

R-20:

Permitted Uses:	Special Uses:
<ol style="list-style-type: none">1. Accessory Structure2. Day Care Center/Home3. One Family Dwelling4. Signs, Business5. Travel Trailer6. Home Occupation7. Medical Facility8. Solar Energy, Residential	<ol style="list-style-type: none">1. Accessory Apartment2. Accessory Use3. Antenna4. Community Center5. Farm Stand6. Fraternal Club/Social Club/Lodge7. Hotel/Bed & Breakfast8. Professional Offices9. Religious Facility10. Agricultural Improvements11. Agricultural Operations <p>PLANNING BOARD REVIEW:</p> <ol style="list-style-type: none">1. Campground2. Cluster Development3. Golf Course4. Multiple Family Dwelling5. Windmill Energy6. Geothermal Energy <p>TOWN BOARD REVIEW:</p> <ol style="list-style-type: none">1. Dormitory2. Essential Services/Facility3. Nursing Home

PUD A "Planned Unit Development District" may be established in any existing zone district by Amendment thereto for any of the above uses or combination of those uses including uses not elsewhere specified in this Ordinance, provided:

1. a minimum lot area of ten (10) acres is provided;
2. the district shall be uniquely designed and arranged so as to truly constitute a development "planned as a unit".
3. the district shall be so designed and arranged to include building design so as to not adversely affect adjoining properties; and
4. all other requirements as set forth in Section 111.