

LOCAL LAWS AND ORDINANCES REFERENCE TABLES

Matter No. 21-1108

**APPENDIX 24-A: LOCAL LAWS AND ORDINANCES REFERENCE
TABLES**

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Table 24-A.1

Town of Elba Solar Zoning Law, Appendix 1: Lot Size Requirements

APPENDIX 1: LOT SIZE REQUIREMENTS

The following table displays the size requirements of the lot for Ground-Mounted Solar Energy Systems to be permitted.

Table 1: Lot Size Requirements

Zoning District	Tier 3 Solar Energy Systems
Residential	--
Business	≥ 5 acres*
Agricultural / Residential	≥ 5 acres*

Key:

--: Not Allowed

N/A: Not Applicable

* Where a Solar Energy System is proposed to be constructed on more than one contiguous participating property, the minimum lot size requirement may be satisfied by aggregating the lot sizes of all participating properties.

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Table 24-A.2

Town of Elba Solar Zoning Law, Appendix 2: Height Requirements

APPENDIX 2: HEIGHT REQUIREMENTS

The following table displays height requirements for each type of Solar Energy Systems. The height of systems will be measured from the highest natural grade below each solar panel.

Table 2: Height Requirements

	Tier 1 Roof-Mounted	Tier 2	Tier 3
Zoning District			
Residential	2' above roof	10'	--
Business	4' above roof	15'	20'
Agricultural / Residential	2' above roof	15'	20'

Key:

--: Not Allowed

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Table 24-A.3

Town of Elba Zoning Law, Zoning Schedule

TOWN OF ELBA Zoning Schedule A									
ZONING DISTRICT	PERMITTED USES	MINIMUM LOT SIZE	MINIMUM FRONTAGE (FEET)	MINIMUM YARDS (FEET)			MAX. ⁴ HEIGHT (FEET)	MAXIMUM LOT (%) COVERAGE	SITE PLAN REQ.
				FRONT	REAR	SIDE ³			
A-R	SINGLE-FAMILY ²	40,000	150	75	50	25	35	20	NO
	TWO-FAMILY ²	40,000	150	75	50	25	35	20	NO
	MULTI-FAMILY ^{1,2}	+4,000	200	75	60	35	35	20	YES
	NON-RESIDENTIAL	80,000	200	75	60	50	35	15	YES ⁵
R	SINGLE-FAMILY ²	20,000	100	50	35	15	35	30	NO
	TWO-FAMILY ²	30,000	150	50	35	20	35	30	NO
	MULTI-FAMILY ^{1,2}	+4,000	200	60	40	35	35	30	YES
	NON-RESIDENTIAL	40,000	200	60	40	35	35	20	YES ²
B	COMMERCIAL	40,000	200	75	35	40	35	30	YES
	INDUSTRIAL	100,000	300	75	40	50	35	40	YES
MHO	MOBILE HOME OVERLAY Refer to Section 504								
PUD	PLANNED UNIT DEVELOPMENT Refer to Section 507								
FPO	FLOOD PLAIN OVERLAY Refer to Section 506								
NOTES: ¹ Two Family minimum lot size plus 4,000 sq. ft. per family for each additional family over two. ² Residential accessory buildings and structures refer to Section 403. ³ The side yard at a corner lot adjacent to a street shall be considered as a front yard. ⁴ Building height limit is for those structures which are habitable or will be used for public assembly. ⁵ Agricultural uses (farms) shall be exempt except for animal waste storage facilities.									