NOTICE OF PUBLIC HEARING

IN ACCORDANCE WITH A RESOLUTION OF THE QUEENSBURY TOWN BOARD DULY ADOPTED ON MONDAY, AUGUST 17TH, 2020, NOTICE IS HEREBY GIVEN THAT THE TOWN BOARD WILL CONDUCT A PUBLIC HEARING ON MONDAY, SEPTEMBER 28TH, 2020 AT 7:00 P.M. IN THE QUEENSBURY ACTIVITIES CENTER, 742 BAY ROAD, QUEENSBURY, NY 12804, AT WHICH HEARING THE TOWN BOARD SHALL HEAR ALL INTERESTED PARTIES CONCERNING PROPOSED LOCAL LAW NO.: __ OF 2020 WHICH WOULD AMEND CHAPTER 179 "ZONING" OF THE QUEENSBURY TOWN CODE TO ESTABLISH RENEWABLE ENERGY SYSTEMS AND FACILITIES REGULATIONS. THE PROPOSED LOCAL LAW WOULD BE ADOPTED IN ACCORDANCE WITH THE NEW YORK STATE MUNICIPAL HOME RULE LAW.

COPIES OF PROPOSED LOCAL LAW NO.: ___ OF 2020 WILL BE MADE AVAILABLE FOR PUBLIC REVIEW AND INSPECTION AT THE QUEENSBURY TOWN CLERK'S OFFICE, 742 BAY ROAD, QUEENSBURY, NY 12804 AND/OR ON THE TOWN'S WEB SITE AT: WWW.QUEENSBURY.NET. FOR FURTHER INFORMATION, PLEASE CONTACT THE TOWN CLERK'S OFFICE AT (518) 761-8234.

BY ORDER OF THE QUEENSBURY TOWN BOARD.

PUBLICATION DATE: SEPTEMBER 11, 2020

CAROLINE H. BARBER
TOWN CLERK
TOWN OF QUEENSBURY

LOCAL LAW NO. ___ OF 2020

A LOCAL LAW AMENDING TOWN OF QUEENSBURY ZONING LAW TO ESTABLISH RENEWABLE ENERGY SYSTEMS AND FACILITIES REGULATIONS

Be it Enacted by the Queensbury Town Board as Follows:

Section 1. Authority – This Local Law is adopted in accordance with New York Town Law Article 16 and the Municipal Home Rule Law.

Section 2. Amendment of Section 179 "Zoning" – Chapter 179 of the Queensbury Town Code, entitled "Zoning," is hereby amended to add the following new Section 179-5-140 entitled "Renewable Energy Systems and Facilities" to establish renewable energy systems and facilities regulations and, Section 179-10-070 is hereby amended to add specific standards for Solar Farm and, Tables 2 and 4 are hereby revised to provide for a Solar Farm as an allowable use in the Heavy Industrial; (HI), Commercial Light Industrial: (CLI) and Land Conservation: (LC) districts subject to a Special Use Permit and thereby also requiring Site Plan Review and approval.

§179-5-140 Renewable Energy Systems and Facilities

A. Purpose. Because it is in the public interest to provide for and encourage renewable energy systems and a sustainable quality of life, the purpose of this Section is to facilitate the development and operation of renewable energy systems while minimizing adverse impacts on neighboring properties so as to protect the public health, safety and welfare.

B. Definitions.

As used in this Section, the following terms shall have the meanings indicated, unless the context or subject matter requires others. The definitions set forth in §179-2 of this Code shall also apply where appropriate.

ALTERNATIVE ENERGY SYSTEMS

Structures, equipment, devices or construction techniques used for the production of heat, light, cooling, electricity or other forms of energy on site and which may be attached to or be separate from the principal structure.

BUILDING-INTEGRATED PHOTOVOLTAIC (BIPV) SYSTEMS

A solar energy system that consists of integrating photovoltaic modules into the building structure, such as the roof or the facade and which does not alter the relief of the roof.

COLLECTIVE SOLAR

Solar installations owned collectively through subdivision homeowner associations, condominium associations, "adopt-a-solar-panel" programs, or other similar collective arrangements.

FLUSH-MOUNTED SOLAR PANEL

A photovoltaic panel or tile that is installed flush to the surface of a roof and which cannot be angled or raised.

FREESTANDING OR GROUND-MOUNTED SOLAR ENERGY SYSTEM

A solar energy system that is directly installed in the ground and is not attached or affixed to an existing structure. Pole-mounted, shed mounted or freestanding canopy mounted solar energy systems shall be considered freestanding or ground-mounted solar energy systems for purposes of this Section.

GLARE

The effect by reflections of light with intensity sufficient as determined in a commercially reasonable manner to cause annoyance, discomfort, or loss in visual performance and visibility in any material respects

NET METERING

A billing arrangement that allows solar customers to get credit for excess electricity that they generate and deliver back to the public utility grid so that they only pay for their net electricity usage at the end of the month or year.

PERMIT GRANTING AUTHORITY

The Town's Building Inspector and Zoning Administrator are together charged with granting permits for the installation and operation of solar energy systems.

PHOTOVOLTAIC (PV) SYSTEM

A solar energy system that produces electricity by the use of semiconductor devices, called photovoltaic cells that generate electricity whenever light strikes them.

QUALIFIED SOLAR INSTALLER

A person who has skills and knowledge related to the construction and operation of solar electrical equipment and installations and has received safety training on the hazards involved. Only persons who are on the list of eligible photovoltaic installers maintained by the New York State Energy Research and Development Authority (NYSERDA), or who are certified as a solar installer by the North American Board of Certified Energy Practitioners (NABCEP), shall be deemed to be qualified solar installers for the purposes of this definition

ROOFTOP OR BUILDING-MOUNTED SOLAR ENERGY SYSTEM

A solar energy system in which solar panels are mounted on top of the structure of a roof either as a flush-mounted system or as modules fixed to frames which can be tilted toward the south at an optimal angle.

SETBACK

The required minimum distance from the property line to the nearest part of the structure measured at right angles to the property line within which a freestanding or ground-mounted solar energy system is installed.

SOLAR ACCESS

Space open to the sun and clear of overhangs or shade, including the orientation of streets and lots to the sun so as to permit the use of active and/or passive solar energy systems on individual properties.

SOLAR COLLECTOR

A solar photovoltaic cell, panel or array, or solar hot air or water collector device, which relies upon solar radiation as an energy source for the generation of electricity or transfer of stored heat.

SOLAR EASEMENT

An easement recorded pursuant to New York Real Property Law § 335-b, the purpose of which is to secure the right to receive sunlight across real property of another for continued access to sunlight necessary to operate a solar collector.

SOLAR ENERGY SYSTEM

Solar collectors, controls, energy storage devices, heat pumps, heat exchangers, and other materials, hardware or equipment necessary to the process by which solar radiation is collected, converted into another form of energy, stored, protected from unnecessary dissipation and distributed. Solar energy systems include solar thermal, photovoltaic, and any future solar technology. For the purposes of this Section, a solar energy system does not include any solar energy system of four square feet in size or less.

SOLAR FARM

A solar energy system with a minimum rating of 1 MW consisting of an energy generation facility or area of land principally used to convert solar energy to electricity, whether by photovoltaics, concentrating solar thermal devices or various experimental solar technologies, with the primary purpose of wholesale or retail sales of electricity.

SOLAR PANEL

A device for the direct conversion of solar energy into electricity.

SOLAR POWER PLANT

See "Solar Farm".

SOLAR STORAGE BATTERY

A device that stores energy from the sun and makes it available in an electrical form.

SOLAR ENERGY SYSTEM BUILDING PERMIT

A permit allowing the installation of a solar energy system pursuant to this Section.

SOLAR THERMAL SYSTEMS

Solar energy systems that directly heat water or other liquid using sunlight. The heated liquid is used for such purposes as space heating and cooling, domestic hot water and heating pool water.

C. Applicability.

(1) The requirements of this Section shall apply to all solar energy systems and equipment installations modified or installed after the effective date of this Section.

(2) Solar energy system installations for which a valid building permit has been issued or for which installation has commenced before the effective date of this Section, shall not be required to meet the requirements of this Section.

(3) All solar energy systems shall be designed, erected and installed in accordance with all applicable codes, regulations and industry standards as referenced in the New York State Building Code and the Town Code.

(4) Solar collectors, unless part of a solar farm, shall be permitted only to provide power for use by owners, lessees, tenants, residents, or other occupants of the premises on which they are erected, but nothing contained in this provision shall be construed to prohibit collective solar installations or the sale of excess power through a net-billing or net-metering arrangement in accordance with New York Public Service Law §66-j or similar state or federal statute.

D. Permitting and Approvals.

(1) A solar energy system building permit shall be required for all solar energy systems as more specifically provided below. Applications for solar energy system building permits shall pursuant to Town Code Chapter 88 – Fire Prevention and Building Construction.

(2) Rooftop or building-mounted solar energy systems shall be permitted in all zoning districts pursuant to a solar energy system building permit granted by the Town's Building Inspector and Zoning Administrator and subject to the requirements of this Section. Pursuant to Section 88, Fire Prevention and Building Construction.

(3) Freestanding or ground-mounted solar energy systems shall be permitted in all zoning districts, subject to the issuance of a solar energy system building permit and site plan approval by the Planning Board.

(4) Solar farms shall be permitted in the HI, CLI and LC districts subject to a solar energy system building permit and a special use permit, thereby also requiringsite plan approval by the Planning Board.

(5) Building-integrated photovoltaic (BIPV) systems are permitted in all zoning districts, provided that they are shown on the plans submitted for the building permit application for the building containing the system approved by the Town's Building Inspector and Zoning Administrator.

(6) Solar thermal systems are permitted in all zoning districts, subject to the conditions set forth hereinafter.

(7) Disposal of solar panel must follow all applicable New York State and local regulations.

E. Requirements for Rooftop and Building-Mounted Solar Collectors

(1) Rooftop and building-mounted solar collectors must comply with the maximum height restriction in the associated zoning district.

(2) Fire safety and emergency access. All such installations shall comply with the New York State Uniform Fire Prevention and Building Code (the "State Code") to insure firefighter and other emergency responder safety and access.

F. Requirements for Freestanding and Ground-Mounted Solar Collectors.

Freestanding and ground-mounted solar collections shall be subject to the following conditions:

(1) In all districts, a lot must have a minimum size of one (1) acre in order for a freestanding or ground-mounted solar collector to be permitted.

(2) The location of a ground-mounted or freestanding solar collector shall comply with a 75 foot setback requirement. Solar Farms are exempt from this setback requirement..

(3) No ground-mounted or freestanding solar collectors shall be permitted in the front yard.

(4) The height of the solar collector and any mount shall not exceed twelve (12) feet when oriented at a maximum tilt to the horizontal .

(5) Ground-mounted and freestanding solar collectors shall be screened as much as practicable from adjoining lots and street rights-of-way through the use of architectural features, earth berms, landscaping, fencing or other screening which will harmonize with the character of the property and surrounding area. The proposed screening shall not, however, interfere with the normal operation of the solar collectors.

(6) Solar energy equipment shall be located in a manner to reasonably minimize blockage of sunlight for surrounding properties and shading of property to the north while still providing adequate solar access for collectors.

(7) Solar energy equipment shall not be sited within any required buffer areas.

(8) The total surface area of all ground-mounted and freestanding solar collectors on a lot shall not exceed the area of the ground covered by the building structure of the largest building on the lot measured from the exterior walls, excluding patios, decks, balconies, screened and open porches and attached garages. Installations on nonresidential properties exceeding the size may be approved by the Planning Board subject to site plan review pursuant to §179-9-020.

(9) The area beneath ground-mounted and freestanding solar collectors shall be included as 100% plan form in the maximum horizontal tilt configuration in calculating whether the lot meets maximum permitted lot building coverage and lot surface coverage requirements for the applicable district, notwithstanding that the collectors are not "buildings."

(10) The installation of ground-mounted and freestanding solar collectors shall be considered a development or development activity for purposes of Section 147 Stormwater Management.

(11) Solar thermal systems shall comply with the following conditions:

(a) Solar energy system building permits are required for the installation of solar thermal systems.

(b) Ground-mounted and freestanding solar thermal systems shall be subject to the same requirements set forth above for ground-mounted and freestanding photovoltaic solar collectors.

(12) All solar energy systems and equipment shall be permitted only if they are determined by the Town Building Inspector and Zoning Administrator not to present any unreasonable safety risks. Refer to New York's Uniform Fire Prevention and Building Code standards.

(13) Prevention of glare. All solar collectors and related equipment shall be surfaced, designed and sited so as not to reflect glare onto adjacent properties.

G. Solar Farms.

Solar farms shall be permitted in the HI, CLI and LC subject to special use permit and thereby triggering the need site plan review and approval by the Planning Board, subject to the requirements of this chapter and thedesign standards found in Chapter 10, Special Use Permits.

H. Building Mounted, Ground and Free standing Installation Safety.

(1) All solar collector installations must be performed by a qualified solar installer.

(2) Prior to operation, electrical connections must be inspected by the Town's Building Inspector and by an appropriate electrical inspection person or agency, as determined by the Town's Director of Building and Codes

(3) Any connection to the public utility grid must be inspected by the appropriate public utility.

(4) Solar energy systems shall be maintained in good working order.

(5) Rooftop and building-mounted solar collectors shall meet New York's Uniform Fire Prevention and Building Code standards.

(6) If solar storage batteries are included as part of the solar collector system, they must be placed in a secure container or enclosure meeting the requirements of the New York State Building Code when in use and when no longer used shall be disposed of in accordance with the laws and regulations of the Town and other applicable laws and regulations.

(7) If a solar collector ceases to perform its originally intended function for more than 12 consecutive months, the property owner shall remove the collector mount and associated equipment by no later than 90 days after the end of the twelve-month period.

(8) Marking of equipment.

(a) Solar energy systems and equipment shall be marked in order to provide emergency responders with appropriate warning and guidance with respect to isolating the solar electric system. Materials used for marking shall be weather-resistant. For residential applications, the marking may be placed within the main service disconnect. If the main service disconnect is operable with the service panel closed, then the marking should be placed on the outside cover.

(b) For commercial application, the marking shall be placed adjacent to the main service disconnect in a location clearly visible from the location where the lever is operated.

(c) In the event any of the standards in this Subsection H for markings are more stringent than applicable provisions of the New York State Uniform Fire Prevention and Building Code (the "State Code"), they shall be deemed to be guidelines only and the standards of the State Code shall apply.

I. Enforcement and Penalties for Offenses. All solar energy systems requiring solar energy system building permits shall be subject to the provisions of Article 17, Enforcement, of this Chapter.

J. Appeals.

(1) If a solar energy system building permit is denied based upon a failure to meet the requirements of this Section, the applicant may seek relief from the Zoning Board of Appeals in accordance with the established procedures and time limits of Article 14 the Zoning Code and New York State Town Law.

K. Building Permit Fees for Solar Installations.

The fees for all solar energy system building permits required pursuant to this Section shall be paid at the time each building permit application pursuant to the Fee Schedule of the Town of Queensbury.

179-10-070 Specific Standards

DD. <u>Solar Farms</u>

(1) Solar farms shall require a minimum land area of 5 acres.

(2) Solar farms shall be enclosed by perimeter fencing to restrict unauthorized access at a height consistent with current Fence code. See §179-5-070. However, the Planning Board shall have the discretion to vary or eliminate this requirement where the Planning Board has determined that safety and security at the site will be assured by alternate methods.

(3) The manufacturer's and installer's identification and appropriate warning signage and emergency contact information shall be posted at the site and clearly visible.

(4) Solar farm buildings and accessory structures shall, to the extent reasonably possible, use materials, colors and textures that will blend the facility into the existing environment.

(5) Appropriate landscaping and/or screening materials may be required to help screen the solar farm and accessory structures from major roads and neighboring residences pursuant to Article 8 of Chapter 179.

(6) The average height of the solar panel arrays shall not exceed twelve (12) feet. However, the Planning Board shall have the discretion to permit the solar panel arrays to exceed the height limitation of twelve (12) feet to the extent necessary, as determined by the Planning Board, to achieve the intended

purpose of the solar collectors. Such determination shall be made in consideration of the design of the solar collectors and the subject property's natural and proposed characteristics, including, but not limited to, topography, existing and proposed vegetative buffers, and proximity to residential and/or commercial uses.

(7) Solar farm and solar power plant panels and equipment shall be surfaced, designed, and sited so as not to reflect glare onto adjacent properties, facilities, and roadways.

(8) On-site power lines shall, to the maximum extent practicable, be placed underground.

(9) All applications for solar farms shall be accompanied by a decommissioning plan to be implemented upon abandonment, or cessation of activity, or in conjunction with the removal of the structure, which shall be reviewed and approved by the Town Board.

(10) The following requirements shall be met for decommissioning:

(a) Solar farms and solar power plants which have not been in active and continuous service for a period of one year shall be removed at the owners' or operators' expense within six months of the date of expiration of the one year period.

(b) All above ground and below ground equipment, conduits, structures, fencing and foundations shall be removed from the site to a depth of at least three feet below grade.

(c) The site shall be restored to as natural a condition as possible within six months of the removal of all equipment, structures and foundations. Such restoration shall include, where appropriate, restoration of the surface grade and soil after removal of all equipment and revegetation of restored soil areas with native seed mixes.

(d) The Planning Board shall, as a condition of approval, require the posting of a removal bond of the solar farm's and solar power plant's equipment. In lieu of a removal bond, the Town Board, in its discretion, may permit the owner and/or operator to enter into a decommissioning agreement with the Town which provides, in relevant part, that if the decommissioning of the site is not completed within six months of the time period specified in Subsection 10(a) above, and/or the restoration is not completed within the time period specified in Subsection 10(c) above, the Town may, at its own

expense, enter the property and remove or provide for the removal of the structures and equipment and/or the restoration of the site, as the case may be, in accordance with the decommissioning plan. Such agreement shall provide, in relevant part, that the Town may recover all expenses incurred for such activities from the defaulting property owner and/or operator. The cost incurred by the Town shall be assessed against the property and shall become a lien and tax upon said property and shall be added to and assessed as part of the taxes to be levied and assessed thereon and enforced and collected with interest in the same manner as other taxes. This provision shall not preclude the Town from collecting such costs and expenses by any other manner by action in law or in equity. In the event of any such legal proceedings, the owner and/or operator, as the case may, be shall be liable for all legal expenses, costs and disbursements in connection with said litigation, as awarded by a court of competent jurisdiction.

Section 4. Severability – The provisions of this Local Law are severable. The invalidity of any clause, sentence, paragraph or provision of this Local Law shall apply only to the clause, sentence, paragraph or provision adjudged invalid and shall not invalidate any other clause, sentence, paragraph or part thereof and the rest of this Local Law shall remain valid and effective.

Section 5. Repealer – All Local Laws or Ordinances or parts of Local Laws or Ordinances in conflict with any part of this Local Law are hereby repealed. In particular, this Local Law is specifically intended to supersede the amended provisions of the current Town of Queensbury Zoning Law.

Section 6. Effective Date – This Local Law shall take effect upon filing by the office of the New York State Secretary of State or as otherwise provided by law.

179 Attachment 2

Town of Queensbury

Table 2: Summary of Allowed Uses in Residential Districts
[Amended 1-28-2011 by L.L. No. 2-2011; 3-18-2013 by L.L. No. 2-2013; 7-21-2014 by L.L. No. 2-2014; 4-20-2015 by L.L. No. 2-2015; 5-6-2019 by L.L. No. 4-2019]

KEY
AU = Accessory Use or Structure
PU = Permitted Use
SPR = Site Plan Review Use
SUP = Special Use Permit Required
Blank = Not Permitted

	Land Conservation	Moderate Density Residential	Neighborhood Residential	Parkland Recreation	Rural Residential	Waterfront Residential
Residential Use Table	**LC-10 LC-42**	**MDR**	**NR**	**PR-10 PR-42**	**RR-3 RR-5**	**WR**
Agricultural service/retail	SPR				SPR	
Agricultural use	SPR			SPR	SPR	
Bed-and-breakfast	SPR	SPR	SPR		SPR	SPR
Boat storage facility	SUP				SUP	
Boathouse						SPR
Campground	SUP					
Cemetery	SPR	SPR	SPR		SPR	
Class A marina						SUP[5]
Class B marina						PU

Residential Use Table	Land Conservation LC-10 LC-42	Moderate Density Residential MDR	Neighborhood Residential NR	Parkland Recreation PR-10 PR-42	Rural Residential RR-3 RR-5	Waterfront Residential WR
Commercial boat sales/service/storage						SUP
Condominium development or unit		PU	SPR			
Day-care center						
Duplex		PU[3]	PU[3]		PU[3]	
Food service						SUP
Golf course and/or country club						SUP
Golf driving range						SUP
Group camp	SPR				SPR	
Home occupation	PU	AU	AU		AU	AU
Kennel	SUP				SUP	
Library		SPR	SPR			SPR
Mobile home[1]		PU[1]	PU[1]			
Motel						SUP
Multifamily dwelling		SPR	SPR			
Nursery	SPR	SUP			SUP	
Outdoor recreation	SPR	SPR	SPR		SPR	
Personal service			SUP			
Place of worship	SPR	SPR	SPR	SPR	SPR	SPR
Playground		SPR	SPR		SPR	SPR

Residential Use Table	Land Conservation LC-10 LC-42	Moderate Density Residential MDR	Neighborhood Residential NR	Parkland Recreation PR-10 PR-42	Rural Residential RR-3 RR-5	Waterfront Residential WR
Private school		SPR	SPR			SPR
Produce stand less than 100 square feet	PU	PU	PU	PU	PU	PU
Produce stand greater than 100 square feet	SPR	SPR	SPR	SPR	SPR	SPR
Public or semipublic building	SPR	SPR	SPR	SPR	SPR	SPR
Riding academy	SPR			SPR	SPR	
Sand, gravel and topsoil extraction, commercial					SUP[4]	
Sawmill, chipping or pallet mill	SUP				SUP	
Single-family dwelling	PU/SPR[2]	PU	PU	PU	PU	PU
Solar Farm	**SUP**					
Sportmen's club/firing range	SUP					
Townhouse			SPR			
Veterinary clinic	SPR	SUP			SUP	
Water extraction	SPR					

1 Allowed within Mobile Home Overlay District; additional regulations apply.
2 Site plan review required for properties within the Adirondack Park.
3 More than one duplex per parcel requires site plan review.
4 Limited to parcel sites of 25 acres or greater.
5 Class A Marinas not allowed on Glenn Lake, Sunnyside Lake and Dream Lake.

179 Attachment 4

Town of Queensbury

Table 4: Summary of Allowed Uses in Industrial Districts
[Amended 4-19-2010 by L.L. No. 7-2010; 1-28-2011 by L.L. No. 2-2011; 2-27-2012 by L.L. No. 3-2012; 2-22-2016 by L.L. No. 1-2016]

KEY

PU = Permitted Use
SPR = Site Plan Review Use
SUP = Special Use Permit
Blank = Not Permitted

	Veteran's Field Light Industrial	Commercial Light Industrial	Heavy Industrial
Industrial Use Table	**VF-LI**	**CLI**	**HI**
Adult use establishment			SUP
Agricultural service use		SPR	
Asphalt plant			SPR
Assembly operation/use	PU[3]		
Automobile service		SPR	
Building supply/lumberyard		SPR	
Bus storage facility		SPR	
Business service		SPR	
Cement manufacturing			SPR
Chemical plant			SPR
Construction company		SPR	
Distribution center		SPR	
Electric power plant			SPR
Food service		SPR[2]	SPR
Fuel supply depot			SPR
Funeral home		SPR	
Health-related facility		SPR	
Heavy equipment storage/sales/services		SPR	
Heavy industry			SPR
Junkyard			SUP

Industrial Use Table	Veteran's Field Light Industrial VF-LI	Commercial Light Industrial CLI	Heavy Industrial HI
Kennel		SUP	
Light manufacturing		SPR	SPR
Limousine service		SPR	
Logging company		SPR	
Mineral extraction			SUP
Mobile home[1]		PU[1]	
Office, large		SPR	
Office, small		SPR	
Parking structure		SPR	SPR
Public or semipublic building		SPR	
Railroad service or repair facility			SPR
Recycling center		SUP	SPR
Repossession business		SPR	
Research and development facility	PU[3]	SPR	
Retail		SPR[4]	
Sand and gravel processing			SPR
Sawmill, chipping and pallet mill		SUP	SPR
School		SPR	
Self-storage facility		SPR	
Solar Farm		**SUP**	**SUP**
Telecommunications tower		SPR	SPR
Truck depot		SPR	SPR
TV or radio station		SPR	SPR
Veterinary clinic		SPR	
Warehouse		SPR	SPR
Wholesale business		SPR	

1 Allowed within those portions of the district falling within the Mobile Home Overlay District. See zoning map. Additional regulations apply.

2 Drive-through windows are not allowed.

3 See the findings statement for the Veteran's Field Industrial Park environment impact statement for provisions relating to this district.

4 Commercial uses such as retail and services are allowed with certain restrictions as to size and location.