

ZONING

145 Attachment 1

**Town of Dover
Schedule of Permitted Uses
[Adopted 2-28-2024 by L.L. No. 1-2024]**

	Key:
P	Designates a use permitted by right. Usually requires a zoning permit or a building permit and a certificate of occupancy from the Code Enforcement Officer, but does not require review by any municipal board
P*	Designates a use permitted by right, subject to site plan review by the Planning Board (see §§ 145-64 through 145-67)
S	Designates a use permitted by special permit issued by the Planning Board (see §§ 145-59 through 145-63)
ST	Designates a use permitted by special permit issued by the Town Board
-	Designates a prohibited use

Use Category	Use District									Section Reference
	RU	RC	HM	HR	SR	GC	HC	CO	M	
Energy Uses										
Solar Energy System										
-Roof-top and flush-mounted, 50kW or less	P	P	P	P	P	P	P	P	P	P
-Ground mounted and freestanding, 50kW or less ¹³	P	P	—	P ¹²	P ¹²	—	P ¹²	P	P	
-On-Farm Solar Energy Systems, 100kW or less	P	P	P	P	P	P	P	P	P	P
-Small-scale solar energy system (Tier 2)	P*	P*	—	—	—	—	—	—	P*	P*
-Medium-scale community solar energy system (Tier 3)	S	S	—	—	—	—	—	—	S	S
-Large-scale community solar energy system (Tier 4)	S	S	—	—	—	—	—	—	S	S

NOTES

12	Parcel shall have two acres minimum lot area for ground-mounted and freestanding solar
13	When not associated with a primary structure, shall be considered as a small-scale solar energy system