



Amend Section 2.02 Definitions

The following definitions shall be added to Section 2.02:

Small solar energy system.

“Small solar energy system” shall mean a single residential or small business-scale solar energy conversion system consisting of roof panels, ground-mounted solar arrays, or other solar energy fixtures, and associated control or conversion electronics, occupying no more than 1 acre of land, and that will be used only to produce utility power primarily for on-site users.

Medium solar energy system.

“Medium solar energy system” shall mean a private on-site or utility-scale solar energy conversion system consisting of many roof panels, ground-mounted solar arrays, and associated control or conversion electronics, occupying more than one acre and no more than 5 acres of land, and that will be used to produce utility power for on-site uses and/or off-site customers.

Large solar energy system

“Large solar energy system” shall mean a utility-scale solar energy conversion system consisting of many ground-mounted solar arrays in rows, and associated control or conversion electronics, occupying more than 5 acres of land, and that will be used to produce utility power for off-site customers.

Privacy fence

“Privacy fence” shall mean a structure of rails, planks, stakes, or similar material erected as an enclosure, barrier, or boundary. Privacy fences are those with 30% or less of their surface area open for free passage of light and air and designed to conceal from view the activities conducted behind them. Examples of such fences include but are not limited to stockade, board-on-board, and board and batten.

Add Section to Article XV.

SECTION 15.47 MEDIUM AND LARGE SOLAR ENERGY SYSTEMS:

Where medium or large solar energy systems require Special Land Use Approval, refer to the standards found in Section 17.36 and/or Section 17.37.

Add the following to the List of Special land Use Approval uses by District, found at the end of Article XV, after the listing of "Lumber and Building Material".

<u>Name of Use</u>	<u>Section of Ordinance</u>	<u>Districts Where Special Approval Use May be Allowed</u>
Medium Solar Energy Systems	15.47	I-A, B-1, B-2, AG/R, OS
Large Solar Energy Systems	15.47	I-A,, AG/R

Amend Article XVII General Provisions.

The following sections shall be added to Article XVII:

SECTION 17.35 SMALL SOLAR ENERGY SYSTEMS FOR ON-SITE USE:

Intent. An on-site use solar energy system (see Section 2.02 for definition) is intended to first serve the needs of the private owner. Systems occupying less than 1 acre are considered small solar energy systems. Systems may be roof-top mounted or ground mounted. Small systems maybe approved through the issuance of a building permit, provided that the application meets the requirements and standards of this section. If the Zoning Administrator has a good faith belief that the solar energy systems may have an adverse impact upon the health and safety of the public, the Administrator may require the applicant to apply for Site Plan Approval to the Planning Commission. Small solar energy systems may be permitted in all zoning districts.

1. General Requirements.

- a. Only one (1) solar energy system is permitted per lot or premises.
- b. Setbacks. All systems shall be set back at least 20 feet from all property lines.
- c. Glare. The applicant shall provide documentation that glare will be eliminated, insofar as possible. This may include manufacturer’s specifications of the panels, proficient angling, adequate screening, or other means, as to not adversely affect neighboring properties
- d. Mechanical equipment must be screened from street and neighboring residences by fencing or landscaping.
- e. A sketch plan, drawn to scale, shall show existing and proposed structures, driveways, adjacent structures within 100 feet, and any other information requested by the Zoning Administrator or Planning Commission that is necessary to determine compliance with this ordinance
- f. Complete, professionally-prepared site plans signed and sealed by the responsible parties shall not apply to applications proposing:
 - i. Roof mounted solar panels
 - ii. Ground mounted solar panels that do not exceed 8,000 square feet.

2. Roof Mounted Solar Panels.

- a. Panels may extend up to five (5) feet above a flat roof surface and two (2) feet for all other roof types
 - b. Panels shall not hang over the edge of the building or project below the eaves.
3. Ground Mount Solar Panels.
- a. Shall not be installed on a parcels less than one (1) acre.
 - b. Shall only be located in the rear or side yard.
 - c. The maximum ground area occupied by solar panels and associated paved surfaces is one (1) acre.
 - d. If more than 2,000 square feet of impervious surface is proposed, a drainage plan shall be submitted.
 - e. The maximum ground-mounted panel height is eight (8) feet, measured from the grade to the top of the panel.
 - f. Panels shall be screened from residential districts and public rights of way by a greenbelt and/or six (6) foot high privacy fence.
4. Decommissioning. If the solar energy system ceases to operate or is abandoned for a period of twelve months or is deemed by the Zoning Administrator or Building Official to be unsafe or not consistent with code, the current land owner shall repair and restore the system to good working order within a reasonable time set by the Zoning Administrator or Building Official or, if no longer operating or no longer in compliance with federal, state or local codes, the current land owner shall remove the system in its entirety. This shall include removing posts, equipment, panels, foundations and other items so that the ground is restored to its preconstruction state and is ready for development as another land use.

SECTION 17.36 MEDIUM SOLAR ENERGY SYSTEMS FOR ON-SITE AND/OR UTILITY USE

Intent. An on-site use solar energy system (see Section 2.02 for definition) is intended to first serve the needs of the on-site owner. A utility grid solar energy system (solar farm) is a solar energy system that is designed and built to provide electricity to the electric utility grid. Systems occupying more than 1 acre but less than 5 acres are considered medium solar energy systems. Medium systems shall require Site Plan Approval by the Planning Commission. Medium systems for on-site use are permitted in all non-residential districts. Medium systems intended for utility purposes are subject to Special Land Use Approval in all non-residential districts except for I-U and I-1.

1. General Requirements.
 - a. Setbacks. All systems shall be set back at least 50 feet from all property lines.
 - b. Glare. The applicant shall provide documentation that glare will be eliminated, insofar as possible. This may include manufacture's specifications of the panels, proficient angling, adequate screening, or other means, as to not adversely affect neighboring properties
 - c. Mechanical equipment must be screened from street and neighboring residences by fencing or landscaping.

- d. A site plan, drawn to scale and conforming to Section 19.06, shall show existing and proposed structures, driveways, adjacent structures within 100 feet, and any other information requested by the Planning Commission that is necessary to determine compliance with this ordinance.

2. Roof Mounted Solar Panels.

- a. Panels may extend up to five (5) feet above a flat roof surface and two (2) feet for all other roof types.
- b. Panels shall not hang over the edge of the building or project below the eaves.

3. Ground Mounted Solar Panels.

- a. Shall not be installed on a parcels less than ten (10) acres.
- a. The maximum ground area occupied by solar panels and associated paved surfaces shall not exceed five (5) acres.
- b. If more than 2,000 square feet of impervious surface is proposed, a drainage plan shall be submitted.
- c. The maximum ground-mounted panel height is ten (10) feet, measured from the grade to the top of the panel.
- d. Panels shall be screened from residential districts and public rights of way by a greenbelt and/or six (6) foot high privacy fence. Screening requirements may be waived or reduced by the Planning Commission when existing natural vegetation accomplishes the same.

4. Decommissioning. If the solar energy system ceases to operate or is abandoned for a period of twelve months or is deemed by the Zoning Administrator or Building Official to be unsafe or not consistent with code, the current land owner shall repair and restore the system to good working order within a reasonable time set by the Zoning Administrator or Building Official or, if no longer operating or no longer in compliance with federal, state or local codes, the current land owner shall remove the system in its entirety. This shall include removing posts, equipment, panels, foundations and other items so that the ground is restored to its preconstruction state and is ready for development as another land use.

SECTION 17.37 LARGE SOLAR SYSTEMS FOR UTILITY USE:

Intent. A utility grid solar energy system (solar farm) is a solar energy system that is designed and built to provide electricity to the electric utility grid. These solar farms are intended to be so constructed and located to be compatible with other land uses such as farms and heavy industrial uses, while being distanced enough from residential uses to avoid becoming a nuisance. Large scale systems shall only be considered for utility purposes, and are permitted in the I-U and I-1 district. Utility grid solar energy systems may be permitted as a special land use in the I-A and AG/R districts. All large solar systems shall be subject to the following:

1. General Requirements.

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- a. Shall not be installed on a parcels less than twenty (20) acres.
 - b. Setbacks. All systems shall be set back at least 50 feet from all property lines; all systems shall be set back at least 100 feet from any residential dwelling.
 - c. Glare. The applicant shall provide documentation that glare will be eliminated, insofar as possible. This may include manufacture's specifications of the panels, proficient angling, adequate screening, or other means, as to not adversely affect neighboring properties
 - d. Mechanical equipment must be screened from street and neighboring residences by fencing or landscaping.
 - e. A site plan, drawn to scale and conforming to Section 19.06, shall show existing and proposed structures, driveways, adjacent structures within 100 feet, and any other information requested by the Planning Commission that is necessary to determine compliance with this ordinance.
 - f. The maximum ground area occupied by solar panels and associated paved surfaces shall be determined by the Planning Commission based on the circumstances of each particular large solar system application.
 - g. If more than 2,000 square feet of impervious surface is proposed, a drainage plan prepared by a registered civil engineer is required.
 - h. The maximum ground-mounted panel height is ten (10) feet, measured from the grade to the top of the panel.
 - i. Panels shall be screened from residential districts and public rights of way by a greenbelt and/or six (6) foot high privacy fence. Screening requirements may be waived or reduced by the Planning Commission when existing natural vegetation accomplishes the same.
2. Decommissioning. If the solar energy system ceases to operate or is abandoned for a period of twelve months or is deemed by the Zoning Administrator or Building Official to be unsafe or not consistent with code, the current land owner shall repair and restore the system to good working order within a reasonable time set by the Zoning Administrator or Building Official or, if no longer operating or no longer in compliance with federal, state or local codes, the current land owner shall remove the system in its entirety. This shall include removing posts, equipment, panels, foundations and other items so that the ground is restored to its preconstruction state and is ready for development as another land use.