

3.23. - Solar farms.

- (1) A solar farm is defined by this ordinance as a series of at least three (3) ground-mounted solar collectors placed on a parcel for the purpose of generating photovoltaic power ("PV") for resale purposes.
- (2) Such use shall be setback a minimum of 50 feet from roadways, 50 feet from side and rear property lines, and 100 feet from adjacent residential property.
- (3) Where property adjoins residential property, solar collectors must be screened so as not to be seen from the adjacent property line. The method of screening shall be approved by the Zoning Administrator.
- (4) Each parcel on which a solar farm is located must have direct access to a public road having a right-of-way width of at least fifty (50) feet.
- (5) A chain link fence six feet in height together with three strands of barbed wire (for an approximate height of 7.5 feet) shall be provided around the solar panels and any associated buildings or equipment. A vegetative landscape buffer must be provided between the fence and the property line.
- (6) Panels are to be located and situated such that glare is not offensive and does not present a safety hazard to traffic or residences.
- (7) Maximum structure height is 20 feet.
- (8) A complete development plan shall be submitted to the Zoning Administrator for review and approval prior to construction in RDD, LI, and BI districts. The same must be submitted to the Planning Commission for approval in FA districts.
- (9) For construction in all zoning districts, the applicant must submit to the Zoning Administrator a decommissioning plan detailing the anticipated life of the solar farm, the estimated decommissioning cost in current dollars, the method for ensuring that funds will be available for decommissioning and restoration, and the anticipated manner in which the solar farm project will be decommissioned and the site restored. Following a continuous six month period in which no electricity is generated, the permit holder will have six months to complete decommissioning of the solar farm. Decommissioning includes removal of solar panels, buildings, cabling, electrical components, and other associated facilities above and below grade as described in the decommissioning plan. Prior to issuance of Zoning Compliance, the applicant must provide the Zoning Administrator with a performance guarantee in the form of a surety or performance bond, certified check, or irrevocable letter of credit in the amount of 125% of the estimated decommissioning cost minus the salvage value of equipment on the site. Appropriate documentation supporting salvage value estimates must be provided for approval by the Zoning Administrator. Performance guarantees shall be updated yearly or as required by the issuer to ensure validity throughout the life of the project. Solar farms operating without a valid performance guarantee shall be considered in violation of this ordinance and subject to remedial action as outlined in section 5.2.6.
- (10) Construction of a solar farm in the FA district shall require approval by the Planning Commission. RDD, GC, LI, and BI districts may be approved by the Zoning Administrator. In FA districts, the Planning Commission may approve a proposal as presented, approve with specified modifications, or disapprove. When disapproved, the applicant must be notified in writing of the reason for disapproval.
- (11) Construction of PV solar farms by public utilities are subject to all requirements of this ordinance.

(Ord. No. 2016-12, 11-14-2016; Ord. No. 2020-02, 4-13-2020)