

**Chapter 5: SUPPLEMENTAL REGULATIONS**

**§ 5-700 Solar Farms**

**Definitions:**

**Solar Farm:** an area of land designated for the purpose of producing photovoltaic electricity.

**Rural Two (R-2):** R2 districts require large parcels for uses, allow more extensive rural and recreational uses, including manufactured homes on individual lots, agricultural and related uses, ranching, recreation and hunting, a variety of government and service uses, and limited business uses.

**Chapter 5: SUPPLEMENTAL REGULATIONS**

**§ 5-701 Solar Farm District and Design Standards Required**

1. Solar Farms may be permitted by the Zoning Administrator as a **Conditional Use** in Districts **ID-1: Restricted Industrial** and **ID-2: Limited Industrial** provided all the following conditions are met:
  - a. Site plan shall include:
    - 1) ground level profile drawings of structure;
    - 2) the designed snow, wind and ground loads;
    - 3) buffer requirements;
    - 4) placement of security fence and type
  - b. copy of permit letter from electric service provider;
  - c. copy of DHEC storm water impact study;
  - d. proof that all necessary insurance is in place before land development begins;
  - e. systems, equipment and structures shall not exceed 25 feet in height when ground mounted. Roof mounted systems shall not exceed the maximum height for the applicable zoning district;
  - f. ground mounted solar energy systems as part of a solar farm shall meet the minimum zoning setback in which it is located;
  - g. electric solar system components must have UL listing or equivalent;
  - h. all photovoltaic systems shall comply with the current National Electrical Code; off grid systems shall be exempt from this requirement
  - i. it is the responsibility of the company managing and/or owning the Solar Farm, whether the property is outright owned by the company managing or owning the Solar Farm or whether property is being leased, to remove within twelve months all obsolete or unused systems to include the concrete pads, solar panels, wiring and all related equipment necessary for the operation of the Solar Farm;
  - j. security fence will surround the perimeter of the solar farm with a 6-foot-high woven or barbed wire fence or from the ground up;
  - k. reasonable accessibility for emergency service vehicles shall be required to have a 25-foot easement or right-of-way;
  - l. no signage is allowed on the solar farm fencing except for a sign, not to exceed 32 square feet, displaying the facility name, address and emergency contact information.

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**§ 5-701 Solar Farm District and Design Standards Required (Cont'd)**

2. Solar Farms may be permitted as a **Special Exception** by the **Zoning Board of Appeals** in **R-2: Rural Two**, provided all the following conditions are met:
- a. Site plan shall include:
    - 1) ground level profile drawings of structure;
    - 2) the designed snow, wind and ground loads;
    - 3) buffer requirements;
    - 4) placement of security fence and type
  - b. copy of permit letter from electric service provider;
  - c. copy of DHEC storm water impact study;
  - d. proof that all necessary insurance is in place before land development begins;
  - e. systems, equipment and structures shall not exceed 25 feet in height when ground mounted. Roof mounted systems shall not exceed the maximum height for the applicable zoning district;
  - f. ground mounted solar energy systems as part of a solar farm shall meet the minimum zoning setback in which it is located;
  - g. electric solar system components must have UL listing or equivalent;
  - h. all photovoltaic systems shall comply with the current National Electrical Code; off grid systems shall be exempt from this requirement
  - i. it is the responsibility of the company managing and/or owning the Solar Farm, whether the property is outright owned by the company managing or owning the Solar Farm or whether property is being leased, to remove within twelve months all obsolete or unused systems to include the concrete pads, solar panels, wiring and all related equipment necessary for the operation of the Solar Farm;
  - j. security fence will surround the perimeter of the solar farm with a 6-foot-high woven or barbed wire fence or from the ground up;
  - k. reasonable accessibility for emergency service vehicles shall be required to have a 25-foot easement or right-of-way;
  - l. no signage is allowed on the solar farm fencing except for a sign, not to exceed 32 square feet, displaying the facility name, address and emergency contact information.