

Applicant should document that less than half of the acreage proposed for conversion is prime farmland, or that the proposed site is not suitable for agriculture due to adjoining land uses, etc.

1. Airfield
2. Bed and Breakfast Inn
3. Cemetery (church affiliated or commercial)
4. Church
5. Day care, for adults or children
6. Fraternal organization/private club
7. Government owned building
8. Group home
9. Hospital, located on a state route
10. Kennel
11. Recreational and/or cultural uses of a commercial nature
12. RV campground or camp site
13. School, accredited nursery school and higher grades
14. Tower, transmission or receiving, for radio, cellular telephone, etc.
15. Rural business
16. Photovoltaic Solar Energy Production Facility

Provided all of the following conditions are met in addition to any other condition that may be imposed by the Planning and Zoning Commission:

- (a) Area of use may not exceed on hundred (100) acres on site with no aggregation of solar collection panels on adjacent properties which exceeds one hundred (100) acres.
- (b) Solar energy production facilities shall adhere to the setback and height requirements of the district in which they are located and shall be fenced in using a minimum of three (3) strand barbwire fencing with danger, high voltage warning type signs attached to said fencing no less than every one hundred (100) feet.
- (c) Abutting residential properties shall be visually screened from the project through any one or combination of the following: plantings, existing vegetation or fencing (not to exceed eight (8) feet in

height). The screening, capable of providing year round screening, shall be provided along the non-reflective sides of the solar energy production facility or collection of facilities.

(d) The manufacturer's or installers' identification, the facility owners' name and contact information, and the appropriate warning signage shall be posted on or near the panels in a clearly visible manner and on the required fencing.

(e) All electrical interconnection and distribution lines within the project boundary, except for power lines that leave the project or are within the substation, shall be underground, unless determined otherwise by the Planning and Zoning Commission or Code Enforcement because of severe environmental constraints.

(f) Lighting of the solar energy production facility and accessory structures shall be limited to the minimum necessary.

(g) Professional Engineer drawings that clearly illustrate the design of the solar energy production facility shall be submitted as part of the Conditional Use application package. The Planning and Zoning Board may apply aesthetic consideration when approving the design of the solar energy production facility.

(h) Any solar energy production facility that has not been in use for its original purpose for a period of one hundred and eighty (180) days shall be deemed to be abandoned. The solar energy production facility owner and/or the property owner shall have an additional ninety (90) days to remove the abandoned solar energy system and any appurtenant structures or to reactivate the solar energy system.

(I) The Planning and Zoning Board may, in its discretion, waive any of the above listed conditions or may add additional conditions if such is deemed to be in the best interest of the citizens and public safety.

In granting any conditional use, the Planning and Zoning Commission and Board of Commissioners may prescribe additional and appropriate conditions and safeguards in conformity with this ordinance in order to mitigate the impact of the use to surrounding uses and to otherwise protect the public health, safety and general welfare. Violation of such conditions and safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of this ordinance.

Section 4 – Conflicts

By their very nature, some agricultural activities generate noises, odors and insect pests which are detrimental to nearby occupants. To the extent they are a function of the size of the specific agricultural activity, the adverse or negative effects of some of these noises, odors and insects can be mitigated somewhat by distance. For the purpose of mitigating said adverse and negative impacts, minimum distances between agricultural activities and surrounding land uses are hereby (Sections 5 and 6) established on the basis of low and high agricultural density levels.

Section 5 - Low Density Farm Animal Operations

1. Farm animal operations of sizes smaller or equal to the following thresholds are classified as low density: