

Section 15- Definitions:

ACCESSORY SOLAR ENERGY SYSTEM: A solar collection system consisting of one or more roof and/or ground mounted solar collector devices and solar related equipment, which has a rated capacity of less than or equal to ten (10) kilowatts (for electricity). **To be put in Page 63 of the code**

SOLAR ENERGY EQUIPMENT: Items including but not limited to a solar photovoltaic cell, solar panels, lines, pumps, batteries, mounting brackets, framing and/or foundations used for or intended to be used for the collection of solar energy. **To be put in Page 70 of the code**

SOLAR ENERGY PRODUCTION FACILITY: An area of land or other area used for a solar collection system principally used to capture solar energy and convert it to electrical energy. Large solar energy production facilities consist of one or more free-standing ground, or roof mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities, which has a rated capacity of more than ten (10) kilowatts (for electricity). **To be put in Page 70 of the code**

11.121 Accessory Solar Energy Facilities **To be put in Page 45/46 of the code**

It is the purpose of this regulation to promote the safe, effective and efficient use of accessory solar energy systems installed to reduce the on-site consumption of utility-supplied electricity. An accessory solar energy system shall be considered a permitted accessory use in any district provided all requirements and regulations as set forth below are met. No person shall cause, allow or maintain the use of an accessory solar energy system without first having obtained a zoning permit from the zoning inspector. Accessory Solar Energy Facilities will count toward the space allowed for accessory structure coverage allowed in residential districts.

1. A solar energy system is permitted in all zoning districts as an accessory to a principal use.
2. A solar energy system shall not be used for the generation of power for the sale of energy to other users, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time to the local utility company.
3. A solar energy system connected to the utility grid shall provide written authorization from the local utility company acknowledging and approving such connection.
4. A roof/structure mounted solar energy system:
 - a.) Shall be flush-mounted
 - b.) Shall not extend beyond the perimeter (or edge of roof) of the structure on which it is located.
 - c.) May be mounted to a principal or accessory structure.
 - d.) Combined height of solar energy system and structure to which it is mounted may not exceed the maximum building height allowed in that zoning district for the type of structure to which it is attached.

5. A ground/pole mounted solar energy system:

a.) Shall not exceed the maximum height allowed in that zoning district for accessory buildings.

b.) Shall not be located within the required front yard setback.

c.) The surface area of a ground mounted system, regardless of the mounted angle, shall be calculated as part of the overall lot coverage and may not exceed the lot coverage allowed by accessory structures.

6. Solar energy systems shall be designed and located in order to prevent reflective glare toward any inhabited structure on adjacent properties as well as adjacent street right-of-ways.

7. A solar energy system shall not be constructed until all applicable zoning and building permits have been approved and issued.

8. The design of the solar energy system must conform to all applicable industry standards.

9. Solar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within twelve (12) months from the date they are not producing electricity, become damaged, discontinued or broken. Any earth disturbance as a result of the removal of the ground mounted solar energy system shall be graded and reseeded.

10. A site plan shall be submitted at the time of application and shall include:

a.) Property lines and physical dimensions of the site

b.) Location of solar energy system(s) and all related equipment, setbacks from property lines, above- and under-ground utility lines, easements and any structures on the property. Also show location of sewage treatment systems

c.) Location of any required signage

d.) Elevation of the proposed solar energy system(s) at its maximum tilt e.) Manufacturer's specifications, including make, model and picture

Section 6.02 under Conditional Permitted Uses be added: Solar Energy Production Facilities (see Section 11.26) **To be put in Page 13 of the code**

Section 7.02 under Conditional Permitted Uses be added: Solar Energy Production Facilities (see Section 11.26) **To be put in Page 14 of the code**

New Section 11.26

All solar energy production facilities shall meet the following requirements:

1. The proposed solar energy project must be located on at least ten (10) acres of land.

2. For purposes of determining lot coverage, the total surface area of all ground mounted and freestanding solar collectors including cells, panels, and water collector devices shall be considered impervious. Panels mounted on the roof of any building shall be subject to the maximum height regulations as specified within the underlying zoning district.

3. All on-site utility and transmission lines shall, to the extent feasible, be placed underground.

4. All solar energy systems shall be designed and located in order to prevent reflective glare toward any inhabited buildings on adjacent properties as well as adjacent street right-of-ways.

5. A clearly visible warning sign concerning voltage must be placed at the base of all pad mounted transformers and substations.

6. The proposed solar energy project is not located adjacent to, or within, the control zone of any airport.

7. All mechanical equipment of solar energy systems including any structure for batteries or storage cells, shall be completely enclosed by a minimum eight (8) foot high fence with a self-locking gate, and provided screening in accordance with the landscaping provisions of this Resolution.

8. Setback requirements for all equipment including fencing shall be as follows:

a.) 130 feet from the center of any road

b.) 200 feet from all property lines

9. Solar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within twelve (12) months from the date they are not producing electricity, become damaged, discontinued or broken (unless given an extension for removal by Pleasant Township). Any earth disturbance as a result of the removal of the ground mounted solar energy system shall be graded and reseeded.

10. A site plan shall be submitted at the time of application and shall include:

a.) Property lines and physical dimensions of the site

b.) Location of solar energy system(s) and all related equipment, setbacks from property lines, adjacent residences, above- and under-ground utility lines, easements and any structures on the property. Also show location of sewage treatment systems

c.) Location of any required signage

d.) Elevation of the proposed solar energy system(s) at its maximum tilt

e.) Fully detailed landscape plan

f.) Manufacturer's specifications, including make, model and picture

g.) Scaled drawing no smaller than 1" = 100'.

11. Environmental impacts such as storm water drainage calculations by a licensed engineer and storm water management plan for the proposal shall be submitted with the application.

12. To assure no damage to the public roads or other infrastructure during the construction phase of the project the applicant must enter into a Road Use and Maintenance Agreement with Marion County, Ohio.

13. Cost of Construction Permit Fee shall be:

a.) Commercial / Business construction cost less than \$1 million \$1,000 plus ¼% of total project

b.) Commercial / Business construction cost over \$1 million \$2,500 plus ¼% of total project