

# Solar '22 at a Glance

## A GUIDE TO PROPOSED UPDATES FOR GROUND-MOUNTED SYSTEMS



	R A B-1 Residential Agricultural Light business	B-2 B-3 General business	M Manufacturing
<b>Tier 1</b> By right	up to 1,500 sq. ft. panel area	up to 3,000 sq. ft. panel area	less than 10 acres fenced area
<b>Tier 2</b> Special use permit BZA	more than 1,500 sq. ft. panel area  less than 10 acres fenced area	more than 3,000 sq. ft. panel area  less than 10 acres fenced area	—
<b>Tier 3</b> AE overlay rezoning BCC	10 acres fenced area or more		

### Takeaways for smaller systems

Most residential, agricultural, and business allowed by right.

BZA required in residential zones (R, A, B-1) when more than 1,500 sq. ft. panel area.

BZA required in general business zones (B-2, B-3) when more than 3,000 sq. ft. panel area.

Development standards same as an accessory building.

All roof-mounted still allowed by right.

## Takeaways for larger systems

Less than 10 acres fenced area allowed by right in manufacturing zones.

Development standards same as a primary building when less than 10 acres fenced area.

AE overlay rezoning required for any zone when 10 acres fenced area or more.

New standards below apply.

Base zone continues.

Existing and new uses for base zone allowed.

## Tier 3 standards — 10 acres fenced area or more

<b>Setbacks</b>	200 ft. between fence and nonparticipating residential building 50 ft. between fence and nonparticipating property line
<b>Height</b>	25 ft. maximum panel height
<b>Buffering</b>	Same as M-2 (strictest)
<b>Fencing</b>	Entire perimeter Solar side of buffering 6 ft. minimum height
<b>Noise</b>	Not audible from a nonparticipating R- or A-zoned parcel
<b>Lighting</b>	Downcast
<b>Signage</b>	1 sign only Operator name and contact info
<b>Agreements</b>	Removal (decommissioning) after end of project or 1 year abandonment Bond Erosion control Road impact Infrastructure maintenance and repairs