



Zoning Revisions Regarding Solar Energy Systems

WILLIAMSTOWN TOWNSHIP, INGHAM COUNTY, MICHIGAN

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Table of Contents

Proposed Revisions to Section 8.02, subsection QQ.....	2
1. Findings and Purpose	2
2. Definitions	2
3. Accessory Roof-Mounted Solar Energy Systems	3
4. Accessory Ground-Mounted Solar Energy Systems	3
5. Building-Integrated Solar Energy Systems.....	4
6. Small-Scale Principal Use Solar Energy Systems	4
7. Large-Scale Principal Use Solar Energy Systems	6
8. Decommissioning Plan	8
9. Site Plan Review Requirements	9
Revisions to Zoning District Regulations.....	9

Proposed Revisions to the Williamstown Township Zoning Ordinance Regarding Solar Energy Systems

PROPOSED REVISIONS TO SECTION 8.02

Amend Section 8.02 by replacing the existing text in subsection QQ in its entirety with the following:

Section 8.02, subsection QQ

QQ. Solar Energy Systems

1. Findings and Purpose.

Solar energy is an abundant and renewable source of energy that residents and utility companies would like to make use of as an alternative to generating electricity by using non-renewable fossil fuels. Solar energy systems can enhance the reliability and quality of the power grid, reduce peak power demands, and diversify the Township's energy supply. Large-scale solar energy systems can reduce land designated for agricultural production or other purposes if not carefully regulated. The purpose of the regulations in this subsection is to allow solar energy systems to be developed in Williamstown Township within guidelines that will minimize adverse impacts on residents, agriculture, wildlife, and the environment.

2. Definitions.

The following words, terms, and phrases, when used in this subsection, shall have the meanings ascribed to them, except where the context clearly indicates a different meaning:

Accessory Use Solar Energy System: A solar energy system designed to generate electricity solely for the principal use on the site.

Building-Integrated Solar Energy System: A solar energy system that is an integral part of a primary or accessory building. Building-integrated solar energy systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, building siding, windows, skylights, and awnings.

Community Solar System: A community solar system, also called "shared solar," is defined by the U. S. Department of Energy's National Renewable Energy Laboratory as "a solar electric system that provides power and/or financial benefit to multiple community members." Customers of a community solar program subscribe to a portion of a shared renewable energy facility located in the community and the power generated results in each subscriber receiving their portion of the benefit based on their investment. A community solar system is subject to the regulations for either a small-scale principal use solar energy system or a large-scale principal use solar energy system, depending on its generating capacity.

Ground-Mounted Solar Energy System: A solar energy system mounted on support posts, like a rack or posts, that are attached to or rest on the ground.

Large-Scale Principal Use Solar Energy System: A Principal Use Solar Energy System that generates more than two (2) MW DC for the primary purpose of off-site use through the electrical grid or export to the wholesale market.

Maximum Tilt: The maximum angle of a solar array (i.e., most vertical position) for capturing solar radiation as compared to the horizon line.

Minimum Tilt: The minimum angle of a solar array (i.e., the most horizontal position) for capturing solar radiation as compared to the horizon line.

Non-Participating Lot(s): One or more lots for which there is not a signed lease or easement for development of a principal use solar energy system associated with a particular project.

Participating Lot(s): One or more lots under a signed lease or easement for development of a principal use solar energy system associated with a particular project.

Photovoltaic (PV) System: A semiconductor material that generates electricity from sunlight.

Principal Use Solar Energy System: A commercial, ground-mounted solar energy system that converts sunlight into electricity for the primary purpose of off-site use through the electrical grid or export to the wholesale market.

Repowering: Reconfiguring, renovating, or replacing a solar energy system to maintain or increase the power rating within the existing project footprint.

Roof-Mounted Solar Energy System: A solar energy system mounted on racking that is attached to or ballasted on the roof of a building or structure.

Small-Scale Principal Use Solar Energy System: A Principal Use Solar Energy System that generates up to and including two (2) MW DC for the primary purpose of off-site use through the electrical grid or export to the wholesale market.

Solar Array: A collection of multiple photovoltaic panels that generate electricity as a system.

Solar Energy System (SES): A photovoltaic system or solar thermal system for generating and/or storing electricity or heat, including all above and below ground equipment and components required for the system to operate properly and to be secured to a roof surface or the ground. This includes any necessary operations and maintenance buildings, but does not include any temporary construction offices, substations, or other transmission facilities between the solar energy system and the point of interconnection to the electric grid.

Solar Thermal System: Equipment that converts sunlight into heat.

3. Accessory Roof-Mounted Solar Energy Systems.

Accessory roof-mounted solar energy systems are permitted in all zoning districts subject to the following regulations:

- a. **Permitted Height.** Roof-mounted solar energy systems shall not extend more than four (4) feet above the roof surface.
- b. **Location on Roof.** Roof-mounted solar energy systems shall not protrude beyond the edge of the roof.
- c. **Screening.** Roof-mounted solar energy systems are exempt from rooftop equipment and mechanical system screening requirements.
- d. **Nonconformities.** A roof-mounted solar energy system installed on a nonconforming building or structure shall not be considered an expansion of the nonconformity.
- e. **Required Permits.** Building and electrical permits shall be obtained prior to installation of roof-mounted solar energy systems.
- f. **Battery Containment and Disposal.** If used, solar storage batteries shall be placed in a secure container. When no longer needed, the batteries shall be disposed of in accordance with applicable laws and regulations.

4. Accessory Ground-Mounted Solar Energy Systems.

Accessory ground-mounted solar energy systems are permitted subject to the following regulations:

- a. **Permitted Height.** Ground-mounted solar energy systems shall not exceed twenty (20) feet in height when oriented at the maximum tilt.
 - b. **Required Setbacks and Location on Property.** Ground-mounted solar energy systems shall be considered accessory structures, which may be located in the side or rear yards, subject to the setback requirements for accessory buildings. However, notwithstanding the limitations on accessory buildings and structures in the front yard stated in Sections 2.03(C) and 29.02, footnote dd, accessory ground-mounted solar energy systems may be permitted in the front where all of the following conditions exist: 1) The Township Zoning Enforcement Official shall determine that no feasible side or rear location exists, 2) The lot size shall be a minimum of two (2) acres, 3) The solar energy system shall be set back from the road as far as is feasible, and 4) The solar energy system shall comply with minimum setback requirements for accessory buildings. Setback distance shall be measured from the property line to the closest point of the solar energy system at minimum tilt.
 - c. **Lot Coverage.** The area of the solar array at minimum tilt shall not exceed fifty percent (50%) of the square footage of the primary building on the property. For the purpose of this regulation, a portion of a solar energy system that is sited over required parking (i.e., solar carport) shall not be counted.
 - d. **Accessory Structure Exemption.** A ground-mounted solar energy system shall not count toward the maximum number or square footage of accessory structures allowed on a site.
 - e. **Exemptions.** A ground-mounted solar energy system used to power a single device or specific piece of equipment such as a lawn ornament, light, weather station, thermometer, clock, well pump, or other similar singular device is exempt from the regulations in this subsection.
 - f. **Nonconformities.** A ground-mounted solar energy system installed on a nonconforming lot shall not be considered an expansion of the nonconformity.
 - g. **Required Permits.** Building and electrical permits shall be obtained prior to installation of ground-mounted solar energy systems.
 - h. **Battery Containment and Disposal.** If used, solar storage batteries shall be placed in a secure container. When no longer needed, the batteries shall be disposed of in accordance with applicable laws and regulations.
 - i. **Removal.** If an accessory ground-mounted solar energy system ceases to generate electricity for twelve (12) or more consecutive months, the owner shall be responsible for removing the entire system no later than ninety (90) days after the end of the twelve (12) month period. Where the removal has not been completed as required, after giving thirty (30) days written notice the Township may initiate the removal of the solar energy system. The Township's actual cost and reasonable administrative charges related to removal shall become a lien on the property and the charges shall be placed on the next general assessment roll of the Township to be collected in the same manner as other taxes are collected.
5. **Building-Integrated Solar Energy Systems.**
Building-integrated solar energy systems are permitted in all zoning districts, subject to the regulations that apply to the building itself; they are not subject to accessory ground-mounted or roof-mounted solar energy system regulations.
 6. **Small-Scale Principal Use Solar Energy Systems.**
Small-scale principal use solar energy systems shall be permitted subject to the following regulations:
 - a. **Permitted Height.** Small-scale principal use solar energy systems shall not exceed twenty (20) feet in height when oriented at the maximum tilt.

- b. **Required Setbacks and Location on Property.** Small-scale principal use solar energy systems shall be subject to the setback requirements for principal buildings. Setback distance shall be measured from the property line to the closest point of the solar energy system at minimum tilt. Solar energy systems shall not be located over a working septic system, in a floodplain or wetland, or on land that is the habitat of any threatened, endangered, or protected species, pursuant to state or federal law.
- c. **Fencing.** Notwithstanding the requirements in Section 6.02, if required by the National Electrical Code, small-scale principal use solar energy systems shall be enclosed by a seven (7) foot high fence to restrict unauthorized access. Barbed wire is prohibited. Fencing is not subject to setback requirements, provided that screening requirements can be met.
- d. **Screening.** Evergreen landscaping shall be provided to screen small-scale principal use solar energy systems from the road and from adjacent residential land uses. Screening shall comply with the requirements in Section 5.02(E). Any required screening shall be planted outside of the perimeter fencing.
- e. **Ground Cover.** Perennial ground cover shall be planted and maintained on the solar energy system site for the duration of the operation. Use of native Michigan plants is required. A ground cover vegetation and management plan shall be submitted with the site plan.
- f. **Lot Coverage.** Small-scale principal use solar energy systems shall not count toward the maximum lot coverage requirements for the district.
- g. **Land Clearing.** Land clearing and disturbance shall be limited to what is minimally necessary for the installation and operation of the system and ensure adequate all-season access to the solar energy system. Topsoil disturbed during site preparation shall be retained on site.
- h. **Access Drives.** New access drives serving the solar energy system shall be designed to minimize soil disturbance, stormwater runoff, and soil compaction. The use of geotextile fabric and gravel on the surface of topsoil for temporary construction roads is permitted, provided that the geotextile fabric and gravel are removed upon completion of construction.
- i. **Wiring.** Power and communication lines serving the solar energy system shall be buried underground.
- j. **Lighting.** Lighting shall be limited to inverter and substation locations only. Light fixtures shall comply with the requirements in Section 2.12.
- k. **Glare.** Solar energy panels shall not produce any glare that is visible from the road or from adjacent or nearby residences.
- l. **Sign.** A two (2) square foot sign shall be posted at the entrance(s) to the facility, which shall be kept up to date with the following information:
 - i. The owner's name and operator's name.
 - ii. Emergency contact numbers (more than one).
- m. **Sound Requirements.** The audible sound from a small-scale principal use solar energy system including ancillary equipment shall not exceed 45 dBA L_{den} measured at the property line closest to the solar energy system.
- n. **Repowering.** In addition to repairing or replacing components to maintain the system, a small-scale principal use solar energy system may at any time be repowered by reconfiguring, renovating, or replacing the solar energy system to increase the power rating within the existing project footprint. However, a proposal to change the project footprint of an existing solar energy system shall require a new site plan review application, subject to the ordinance requirements in place at the time of the request.

- o. **Maintenance Plan.** At the time of site plan review, the applicant shall present a detailed plan for maintenance of the facility, including equipment, landscaping, and ground cover maintenance.
 - p. **Battery Containment and Disposal.** If used, solar storage batteries shall be placed in a secure container. When no longer needed, the batteries shall be disposed of in accordance with applicable laws and regulations.
 - q. **Review and Approval Requirements.** Small-scale principal use solar energy systems shall require site plan review and approval, pursuant to Section 29.02. Subsequently, building and electrical permits shall be obtained prior to installation. Additional permits from county or state agencies may be required, including but not limited to the Ingham County Road Department and the Ingham County Drain Commissioner.
7. Large-Scale Principal Use Solar Energy Systems.
Large-scale principal use solar energy systems shall be permitted subject to the following regulations:
- a. **Overlay District.**
 - i. The Large-Scale Solar Energy System Overlay District (the “Overlay District”) is a mapped district that is hereby established to identify locations in Williamstown Township where large-scale principal use solar energy systems may be permitted, subject to compliance with the regulations set forth in this Ordinance.
 - ii. In an area within this Overlay District, property is placed simultaneously in two zoning districts, the overlay zoning district and the underlying zoning district. It is intended that existing uses maintain conformity with the underlying zoning regulations. Property owners may expand, renovate, or develop their properties in compliance with the underlying zoning regulations. Alternatively, large-scale solar energy systems may be developed on the properties in compliance with the overlay zoning regulations.
 - iii. The Overlay District boundaries have been thoughtfully and precisely drawn to provide reasonable locations for large-scale solar energy system development in Williamstown Township in proximity to electrical transmission lines, while protecting prime farmland, avoiding impact on regulated wetlands, avoiding impact on known groundwater recharge areas, and protecting scenic rural viewsheds and cultural resources.
 - iv. The Large-Scale Solar Energy System Overlay District boundaries shall be as established on the Official Township Zoning Map. Overlay District boundaries may be amended according to the Zoning Ordinance amendment procedures in Section 29.06.
 - b. **Permitted Height.** Large-scale principal use solar energy systems shall not exceed twenty (20) feet in height when oriented at the maximum tilt.
 - c. **Required Setbacks and Location on Property.**
 - i. No part of a large-scale principal use solar energy system shall be located closer than seventy-five (75) feet to a front lot line or road right-of-way line. Furthermore, no part of a large-scale principal use solar energy system shall be located closer than fifty (50) feet to a side or rear lot line, except where an adjoining parcel is zoned or used for residential purposes, in which case the minimum setback shall be one hundred (100) feet.
 - ii. If a solar energy system consists of two (2) or more abutting parcels, there shall be no setback requirement along the shared property lines of the abutting parcels, except where the shared property line is along a road, in which case the minimum setback shall be seventy-five (75) feet.

- iii. Setback distance shall be measured from the property line to the closest point of the solar energy system at minimum tilt.
 - iv. Solar energy systems shall not be located over a working septic system, in a floodplain, wetland, or wetland buffer, or on land that is the habitat of any threatened, endangered, or protected species, pursuant to state or federal law.
- d. **Fencing.** Notwithstanding the requirements in Section 6.02, if required by the National Electrical Code, large-scale principal use solar energy systems shall be enclosed by a seven (7) foot high fence to restrict unauthorized access. Barbed wire is prohibited. Fencing is not subject to setback requirements, provided that screening requirements can be met.
- e. **Screening.** Evergreen landscaping shall be provided to screen large-scale principal use solar energy systems from the road and from adjacent residential land uses. Screening shall comply with the requirements in Section 5.02(E). Any required screening shall be planted outside of the perimeter fencing. Required screening shall be maintained on an ongoing basis pursuant to Section 5.05(F).
- f. **Ground Cover.** Perennial ground cover shall be planted and maintained on the solar energy system site for the duration of the operation. Use of native Michigan plants is recommended. A ground cover vegetation and management plan, which shall include invasive plant species control, shall be submitted with the site plan. Ground cover shall be subject to the following additional requirements:
- i. Sites enrolled in a Farmland Development Rights Agreement under Michigan Public Act 116 of 1974 shall comply with Michigan Department of Agriculture and Rural Development's Policy for Allowing Commercial Solar Panel Development on PA 116 Lands.
 - ii. Ground cover at site not enrolled in a Farmland Development Rights Agreement shall comply with one or more of the following four type of dual use objectives:
 - 1) **Pollinator Habitat:** Solar sites designed to meet a score of 76 or greater on the Michigan Pollinator Habitat Planning Scorecard for Solar Sites.
 - 2) **Conservation Cover:** Solar sites planned to restore native plants, grasses, and prairie, with the aim of providing specific ecosystem benefits, such as carbon sequestration or improving soil health.
 - 3) **Forage:** Solar sites that incorporate rotational livestock grazing and forage production as part of an overall vegetative management plan.
 - 4) **Agrivoltaics:** Solar sites that combine raising crops for food, fiber, or fuel, and generating electricity within the project area to maximize land use.
- g. **Lot Coverage.** Large-scale principal use solar energy systems shall not count toward the maximum lot coverage requirements for the district.
- h. **Land Clearing.** Land clearing and disturbance shall be limited to what is minimally necessary for the installation and operation of the system and ensure adequate all-season access to the solar energy system. Topsoil disturbed during site preparation shall be retained on site.
- i. **Access Drives.** New access drives serving the solar energy system shall be designed to minimize soil disturbance, stormwater runoff, and soil compaction. The use of geotextile fabric and gravel on the surface of topsoil for temporary construction roads is permitted, provided that the geotextile fabric and gravel are removed upon completion of construction.

- j. **Wiring.** Power and communication lines serving the solar energy system shall be buried underground.
 - k. **Lighting.** Lighting shall be limited to inverter and substation locations only. Light fixtures shall comply with the requirements in Section 2.12.
 - l. **Glare.** Solar energy panels shall not produce any glare that is visible from the road or from adjacent or nearby residences.
 - m. **Sign.** A two (2) square foot sign shall be posted at the entrance(s) to the facility, which shall be kept up to date with the following information:
 - i. The owner's name and operator's name.
 - ii. Emergency contact numbers (more than one).
 - n. **Sound Requirements.** The audible sound from a large-scale principal use solar energy system including ancillary equipment shall not exceed 45 dBA L_{den} measured at the property line closest to the solar energy system. To minimize noise disturbance, inverters shall be as centrally located as possible on the site.
 - o. **Repowering.** In addition to repairing or replacing components to maintain the system, a large-scale principal use solar energy system may at any time be repowered by reconfiguring, renovating, or replacing the solar energy system to increase the power rating within the existing project footprint. However, a proposal to change the project footprint of an existing solar energy system shall require a new special land use permit and site plan review application, subject to the ordinance requirements in place at the time of the request.
 - p. **Maintenance Plan.** At the time of site plan review, the applicant shall present a detailed plan for maintenance of the facility, including equipment, landscaping, and ground cover maintenance.
 - q. **Battery Containment and Disposal.** If used, solar storage batteries shall be placed in a secure container. When no longer needed, the batteries shall be disposed of in accordance with applicable laws and regulations.
 - r. **Review and Approval Requirements.** Large-scale principal use solar energy systems shall require site plan and special land use review and approval, pursuant to Sections 29.02 and 29.03, except that planned development approval shall be required in the GD, Green Zone Planned Development District. Subsequently, building and electrical permits shall be obtained prior to installation. Additional permits from county or state agencies may be required, including but not limited to the Ingham County Road Department and the Ingham County Drain Commissioner.
8. **Decommissioning Plan.**
 A decommissioning plan shall be submitted at the time of site plan review for all small-scale and large-scale principal use solar energy systems. The decommissioning plan shall include the following elements:
- a. **Removal Process.** The anticipated manner in which the project will be decommissioned shall be outlined, including a description of the above-grade and below-grade improvements that will be removed, retained, or restored for viable reuse on the property consistent with the zoning.
 - b. **Projected Cost.** The projected decommissioning costs for removal of the solar energy system and soil stabilization shall be provided, minus the salvage value in current dollars. The amount of the surety bond posted with the State of Michigan for decommissioning of panels shall be subtracted for solar energy systems located on PA 116 lands.
 - c. **Type and Amount of Performance Guarantee.** The method of ensuring that funds will be available for decommissioning and soil stabilization shall be specified (e.g., surety bond from a bonding agency rated A+ or better, irrevocable letter of credit, cash). The amount of the performance guarantee shall be equal to 125% of the projected cost.

- d. **Periodic Review.** A review of the amount of the performance guarantee shall be conducted every five (5) years for the life of the project. The review shall consider the rate of inflation, current salvage value, and current removal costs. The review shall be subject to approval by the Planning Commission.
 - e. **Amending the Decommissioning Plan.** Planning Commission approval shall be required to amend a previously approved decommissioning plan.
 - f. **Decommissioning Timeframe.** Decommissioning a solar energy system shall commence only when the soil is dry to prevent soil compaction and must be completed within twelve (12) months of abandonment. A solar energy system that has not produced electrical energy for twelve (12) consecutive months shall prompt an abandonment hearing.
9. **Site Plan Review Requirements.**
 Small-scale and large-scale principal use solar energy systems shall comply with applicable site plan review requirements in Section 29.02. In addition, the following documentation shall be submitted to demonstrate compliance with the regulations set forth herein:
- a. The site plan shall show the following, at minimum:
 - i. Locations and dimensions of all solar arrays, including setbacks and distances between arrays, total height, and height to the lowest edge above grade.
 - ii. Ancillary structures and electrical equipment, including power and communication wiring.
 - iii. Dwellings and other existing and proposed structures on the property and within 150 feet of the property lines.
 - iv. Temporary and permanent access drives, fencing locations and details, screening, and signs.
 - v. Lot lines of participating and non-participating lots.
 - b. Grading and land clearing plans, showing existing and proposed topography.
 - c. Plans showing proposed screening and ground cover.
 - d. A decommissioning plan, pursuant to subsection 8, herein.
 - e. Designation of prime farmland as defined in the U. S. Department of Agriculture, Natural Resources Conservation Service—Web Soil Survey.
 - f. Designation of lands enrolled in a Farmland Development Rights Agreement under Michigan Public Act 116 of 1974.
 - g. Names, contact information, and qualifications of professionals who prepared analyses submitted with the application.
 - h. The applicant shall provide a copy of a Power Purchase Agreement or other evidence of ability to connect to the electrical grid when the project is completed.
 - i. **Fire Safety.** Plans shall be submitted to the Northeast Ingham Emergency Service Authority (NIESA) for review, along with a written emergency response plan detailing the procedures, training, and equipment required to respond to fire emergencies. If specialized training or equipment is required, it shall be provided at no cost to NIESA by the applicant.

- j. **Environmental Analysis.** An environmental analysis prepared by a qualified professional shall be submitted, which shall identify and assess the potential impact of the project on the natural and cultural environment, including, but not limited to, wetlands, wildlife, and fragile ecosystems. The analysis shall identify all appropriate measures to mitigate adverse environmental impacts and indicate how those measures will be implemented.

The Analysis shall demonstrate compliance with applicable sections of the Federal Endangered Species Act and Michigan's endangered species protection laws, set forth in Part 365 of the Michigan Natural Resources and Environmental Protection Act. Consultation with the U. S. Fish and Wildlife Service and Michigan Department of Natural Resources to identify listed species is required.

REVISIONS TO ZONING DISTRICT REGULATIONS

Upon adoption of the above revisions to Section 8.02, subsection QQ, it is necessary to amend the regulations for each of the zoning districts to note the types of solar energy systems that are permitted.

We recommend that accessory roof-mounted and accessory ground-mounted solar energy systems be permitted in all zoning districts.

The above regulations make the distinction between small-scale (up to and including 2 MW) and large-scale (larger than 2 MW) principal use solar energy systems. On average, 1 MW of solar will provide enough electricity to power 190 homes.

A 2 MW system requires 10 to 20 acres. Thus, a small-scale principal use system could be accommodated in the AG-C, GD, and AG-SF districts, as well as on some RE, Rural Estates District and I-1, Light Industrial lots.

A large-scale principal use system could be accommodated only in the AG-C, Commercial Agriculture District, GD, Green Zone Planned Development District, and AG-SF, Agriculture Small Farms District. The Overlay District boundaries will dictate the exact locations where large-scale principal use systems may be permitted.

Based on the above comments, the following revisions are proposed:

PROPOSED REVISIONS TO SECTION 11.02

Revise Section 11.02(B) to permit accessory roof-mounted and ground-mounted solar energy systems in the R-1, One Family Residential District and R-1-S, Suburban Residential District, by adding a new item 8, which would read as follows:

Accessory roof-mounted and accessory ground-mounted solar energy systems, subject to the provisions in Section 8.02, subsections QQ.3 and QQ.4.

Delete Section 11.02, subsection C.13, which reads as follows:

Roof and building mounted solar energy systems for individual use, subject to the requirements in Section 8.02, subsection QQ.4.

PROPOSED REVISIONS TO SECTION 13.02

Revise Section 13.02, subsection (B) to permit accessory roof-mounted and ground-mounted solar energy systems in the RR, Rural Residential District by revising item 6 to read as follows:

Accessory roof-mounted and accessory ground-mounted solar energy systems, subject to the provisions in Section 8.02, subsections QQ.3 and QQ.4.

Delete Section 13.02, subsection C.7, which reads as follows:

Community solar facilities, subject to the requirements in Section 8.02, subsection QQ.5.

PROPOSED REVISIONS TO SECTION 14.02

Revise Section 14.02, subsection (B) to permit accessory roof-mounted and ground-mounted solar energy systems in the RE, Rural Estate District by revising item 7 to read as follows:

Accessory roof-mounted and accessory ground-mounted solar energy systems, subject to the provisions in Section 8.02, subsections QQ.3 and QQ.4.

Revise Section 14.02, subsection (C) to permit small-scale principal use solar energy systems in the RE, Rural Estate District by revising item 12 to read as follows:

Small-scale principal use solar energy systems, subject to the requirements in Section 8.02, subsection QQ.6.

PROPOSED REVISIONS TO SECTION 15.02

Revise Section 15.02, subsection (B) to permit accessory roof-mounted and ground-mounted solar energy systems in the AG-SF, Agricultural-Small Farms District by revising item 7 to read as follows:

Accessory roof-mounted and accessory ground-mounted solar energy systems, subject to the provisions in Section 8.02, subsections QQ.3 and QQ.4.

Revise Section 15.02, subsection (C) to permit small-scale and large-scale principal use solar energy systems in the AG-SF, Agricultural-Small Farms District by revising item 16 to read as follows:

Small-scale and large-scale principal use solar energy systems, subject to the requirements in Section 8.02, subsections QQ.6 and QQ.7.

PROPOSED REVISIONS TO SECTION 16.02

Revise Section 16.02 to permit accessory roof-mounted and ground-mounted solar energy systems in the MHP, Mobile Home District by revising item 5 to read as follows:

Uses and structures accessory to the above, subject to the provisions in this Article, including: a) Roof and building-mounted solar energy systems for individual use, subject to the regulations in Section 8.02, subsection QQ.4, b) On-site wind energy systems, subject to the regulations in Section 8.02, subsection KK.3, c) Accessory roof-mounted and accessory ground-mounted solar energy systems, subject to the provisions in Section 8.02, subsections QQ.3 and QQ.4.

PROPOSED REVISIONS TO SECTION 17.02

Revise Section 17.02, subsection (B) to permit accessory roof-mounted and ground-mounted solar energy systems in the RM-1, Multiple Family Residential District by revising item 8 to read as follows:

Accessory roof-mounted and accessory ground-mounted solar energy systems, subject to the provisions in Section 8.02, subsections QQ.3 and QQ.4.

PROPOSED REVISIONS TO SECTION 18.02

Revise Section 18.02, subsection (B) to permit accessory roof-mounted and ground-mounted solar energy systems in the AG-C, Commercial Agricultural District by revising item 1 to read as follows:

Accessory roof-mounted and accessory ground-mounted solar energy systems, subject to the provisions in Section 8.02, subsections QQ.3 and QQ.4.

Revise Section 18.02, subsection (C) to permit small-scale and large-scale principal use solar energy systems in the AG-C, Commercial Agricultural District by revising item 26 to read as follows:

Small-scale and large-scale principal use solar energy systems, subject to the requirements in Section 8.02, subsections QQ.6 and QQ.7.

PROPOSED REVISIONS TO SECTION 19.02

Revise Section 19.02, subsection (B) to permit accessory roof-mounted and ground-mounted solar energy systems in the OS-1, Office Service District by revising item 1 to read as follows:

Accessory roof-mounted and accessory ground-mounted solar energy systems, subject to the provisions in Section 8.02, subsections QQ.3 and QQ.4.

PROPOSED REVISIONS TO SECTION 20.02

Revise Section 20.02, subsection (B) to permit accessory roof-mounted and ground-mounted solar energy systems in the B-1, Limited Business District by revising item 1 to read as follows:

Accessory roof-mounted and accessory ground-mounted solar energy systems, subject to the provisions in Section 8.02, subsections QQ.3 and QQ.4.

PROPOSED REVISIONS TO SECTION 21.02

Revise Section 21.02, subsection (B) to permit accessory roof-mounted and ground-mounted solar energy systems in the B-2, Commercial Center District by revising item 1 to read as follows:

Accessory roof-mounted and accessory ground-mounted solar energy systems, subject to the provisions in Section 8.02, subsections QQ.3 and QQ.4.

PROPOSED REVISIONS TO SECTION 21.02

Revise Section 22.02, subsection (B) to permit accessory roof-mounted and ground-mounted solar energy systems in the I-1, Light Industrial District by revising item 1 to read as follows:

Accessory roof-mounted and accessory ground-mounted solar energy systems, subject to the provisions in Section 8.02, subsections QQ.3 and QQ.4.

Revise Section 22.02, subsection (C), to permit small-scale principal use solar energy systems in the I-1, Light Industrial District by revising item 32 to read as follows:

Small-scale principal use solar energy systems, subject to the requirements in Section 8.02, subsection QQ.6.

PROPOSED REVISIONS TO SECTION 24.04

Revise Section 24.04 to permit accessory roof-mounted and ground-mounted solar energy systems in the GD, Green Zone Planned Development District by revising item 12.g to read as follows:

Accessory roof-mounted and accessory ground-mounted solar energy systems, subject to the provisions in Section 8.02, subsections QQ.3 and QQ.4.

Revise Section 24.04 to permit small-scale and large-scale principal use solar energy systems in the GD, Green Zone Planned Development District by revising item 15 to read as follows:

Small-scale and large-scale principal use solar energy systems, subject to the requirements in Section 8.02, subsections QQ.6 and QQ.7.

PROPOSED REVISIONS TO SECTION 27.04

Revise Section 27.04, subsection (B) to permit accessory roof-mounted and ground-mounted solar energy systems in the MU, Mixed Use Overlay District by revising item 1 to read as follows:

Accessory roof-mounted and accessory ground-mounted solar energy systems, subject to the provisions in Section 8.02, subsections QQ.3 and QQ.4.