

IROQUOIS COUNTY SOLAR ENERGY ORDINANCE Proposal

1. Introduction-

A. Title

This ordinance shall amend the Iroquois County Zoning Ordinance and be known, cited and referred to as the Iroquois County Solar Energy Ordinance

B. Purpose.

This ordinance is adopted for the following purposes:

1. To assure that any development and production of solar generated electricity in all Iroquois County is safe and effective;
2. To assure the protection of health, safety, welfare, and property values for all Iroquois County residents and land owners;
3. To facilitate economic opportunities for local residents;
4. To promote the supply of solar energy in support of Illinois Statutory goal of increasing energy production from renewable energy sources

C. Rules and definitions

1) Definitions.

a) Community Solar- A solar electric system that provides power and or financial benefit to, or is owned by, multiple community members where solar generation is on roof tops and under 2 Megawatt alternating current (AC).

b) Solar Farm - A solar panel or array composed of multiple solar panels on ground- mounted rack or poles which are one of the primary use(s) for the parcel of land on which it is located, or any solar energy system that has a primary purpose for wholesale or retail sales of generated electricity. Larger than 2 Megawatts alternating current (AC).

c) Private Solar- A solar electric system that is owned by homeowner or tenant to provide solar electricity for the residence or net metering. This

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ordinance does not apply to private residential solar systems. Private solar shall be deemed accessory or permitted use.

2. ZONING DISTRICTS

A. A-1 and A-2 Agricultural, B1 and B2 Business, M1, M2 and M3 Industrial

1. Conditional Uses

a) Solar farm. Solar farms, also known as solar power plants and solar energy generation facilities, located in the A1, A2, B1, B2 M1, M2, and M3 zoning districts as a conditional use, in accordance with the following minimal regulations and design standards.

b) Design standards. The design standards and bulk regulations listed in the A1 and A-2 Agriculture, B1, and B2 Business Districts, M1, M2, and M3 Industrial Districts for setbacks, lot size, lot coverage, lot area, height, and signage shall be suspended for all solar farms and the following regulations shall apply instead. All other design standards and bulk regulations of the respective districts shall apply

- 1) Foundations - The manufacturer's engineer or another qualified engineer shall certify that the foundation and design of the solar panels is within accepted professional standards, given local soil and climate conditions.
- 2) Other Standards and Codes- All solar farms shall be in compliance with any applicable local, state and federal regulatory standards, and the National Electric Code as amended.
- 3) Power and Communication Lines – Power and communication lines running between banks of solar panels and to electric substations or interconnections with buildings within the perimeter of the solar energy development shall be buried according the National Electric Code (NEC) as adopted by Iroquois County at the time of application. All power and communication lines outside the fenced perimeter of

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the solar energy development shall be buried no less than 5 feet. Exemptions or variances may be granted by the Iroquois County Board in instances where shallow bedrock, water courses, or other elements of natural landscape interfere with the ability to bury lines.

- a. All lines shall be geo-located.
 - b. All drainage tiles shall be repaired or restored to same or better condition as to when project began. There will be an inspection for compliance by an independent inspector chosen by Iroquois County and paid for by the owner/operator
 - c. JULIE shall be contacted before digging/excavation begins
 - d. Local drainage districts shall be contacted prior to beginning development to locate drainage district tiles.
- 4) Height – Systems, equipment and structures shall not exceed thirty feet (30) in height when ground mounted. Excluded from this height requirement, however, are electric transmission lines and utility poles.
- 5) Setbacks —
- a. Ground mounted solar energy systems as part of a solar farm located in A1 and A2 zoning districts shall have a setback for all equipment excluding fences a minimum of 80 feet on the front from center of road and 20 feet from all other property lines, with the exception of single family dwellings, in which the solar energy system shall have a setback for all equipment, excluding fences, be setback 150 feet for single family dwelling, with the setback distance to be measured from the of the solar energy equipment to the property line of the single family dwelling or existing residential properties.
 - b. Ground mounted solar energy systems located in B1 and B2 business districts, and M1, M2, and M3 Industrial shall follow the requirements found in the general zoning ordinance of each