

516. Renewable Energy- The intent of this section is to promote alternative renewable energy sources while maintaining the aesthetics and safety of the community in which they are proposed.

516.1 Solar Energy- Solar Panels and related equipment shall be permitted in all zones and in accordance with the following:

516.1.1 All panels and equipment shall be co-located on the primary dwelling or accessory structure if the property is zoned A-1, A-2, R-1, R-1A, R-1B, R-2, R-2A, R-3, R-3A, B-1, Planned Residential, Planned Residential Business.

516.1.1.1 Freestanding solar panels and associated equipment may be allowed on lots at least three (3) acres in size in the A-1 and A-2 zoning districts provided that no panel or equipment be located closer than 50' from any property line. No freestanding solar panel or associated equipment in the A-1 and A-2 district shall exceed 1,500 square feet of surface area or a maximum height of 20'

516.1.2 Solar Panels and equipment may co-located or be freestanding individual structures in the following zones: A-3, B-3, B-4, MS, M-1, M-2, and Planned Manufacturing districts. In the event the solar panels are the primary use of the property, the panels and equipment shall meet the primary building setbacks of the district, otherwise it may be treated as an accessory structure. A site plan is required if the panels and equipment are not co-located on a structure.

516.2 Wind Energy – Any single or combination of Wind Turbines greater than 10kW shall submit a site plan for approval by the Washington County Regional Planning Commission to ensure the conformity with the community. Wind Turbines and related equipment are permitted in all zones in accordance with the following:

516.2.1 The Turbine and equipment shall be located as on the same property as the primary use of property and the setback shall be at least the same distance as the height of the turbine from the ground if the property is zoned A-1, A-2, R-1, R-1A, R-1B, R-2, R-2A, R-3, R-3A, B-1, Planned Residential, Planned Residential Business.

516.2.2 The Turbine and equipment may be the primary or secondary use in the following zones: A-3, B-3, B-4, MS, M-1, M-2, and Planned Manufacturing districts.