

DOCUMENTED CHANGES OF THE DRAFT SOLAR ORDINANCE

260817—Per Technical Review Committee—

- added page numbers
- Page 23—Utility Setbacks (1930/B/2/a)—added “all” for landscaping requirements
- Page 23—Utility Setbacks (1930/B/2/b)—the number spelling did not match the actual number so the spelling was corrected to match the number
- Definitions—the definitions were rearranged to be alphabetical order

260819—Per Commissioner—

- Reformatted the ordinance to make it easier for people to review
- Added section title to the footer of the review document

260824—Per Commissioner’s Citizen Advisory Committee

- Section 1902—Definitions, Page 4—Utility-Scale Solar Projects—Eliminated the last sentence “Such systems may be ground mounted.”

260825—Changes made after Plan Commission meeting

- Page 8--Section 1910—A—third sentence—the word “except” should be “exempt”
- Page 5—Section 1904—last sentence of the section should be item 3
- Page 6-7—Section 1906--#4—the list of requirements should not be “etc”. This will be changed to begin the list with “included, but not necessarily limited to”
- Page 9—Section 1910--#5—The last 5 sentences were deleted; community shouldn’t be in this section.
- Page 9—Section 1910--#7—added the last sentence to give more definition to the requirement.
- Page 12—Section 1915--#5—Community solar was changed to Large Scale Individual Solar projects

260921—Changes made per comments received

- Page 17—Section 1920—4(b)—Changed Historic Districts to Historic landmarks
- Page 20 & 21—Section 1925—B(2)—clarified the last sentence to include ground mounted and solar canopy systems
- Entire documented—went through the whole document to make ground mounted consistent with Ground Mounted SES. These were not highlighted.
- Page 12—Section 1915—Changed maximum height to 15 feet instead of 20 feet

260924—Changes made per comments and after Plan Commission meeting—Reviewed the entire draft ordinance

- Section 1902—Pages 2-3: Changes made to Community and Large Solar to better define that they can’t sell to the grid.

- Section 1902—Page 3: Definition change for Project Size
- Section 1906—Page 7: Added additional item for construction noise
- Section 1910—Page 8: Prohibited inverters in small scale
- Section 1910—Page 10, #13—Made changes for abandonment and disconnect and added time frame.
- Section 1915—Page 11—Removed B-3 zoning district also required these projects in agriculture districts to be a conditional use
- Section 1915—Page 12—Maximum coverage was changed
- Section 1915—Page 13—Additional specific glare requirements
- Section 1915—Page 13—Added drainage requirements to follow MS4
- Section 1915—Page 14 was added to this section
- Section 1915—Page 14, #14 Abandonment/Disconnect—Was revised to add provisions on disconnect and time frame on removal if abandoned.
- Section 1920—Page 15—In first paragraph changed B-1 to B-2
- Section 1920—2(a)—Page 15—Added notification state code for along a county line
- Section 1920—6—Page 17—Added extra language to match Section 1945
- Section 1925—Page 19—Commercial and Industrial—Should be B-2 not B-1
- Section 1925—Page 19-20—Added responsible party needed for these types of developments
- Section 1925—B(7)—Page 21—changed the word minimum
- Section 1925—Page 22—Additional specific glare requirements
- Section 1925—Page 22—Added language to allow monument signage for the business no sign for the solar.
- Section 1925—Page 22—corrected the word safe
- Section 1925—Page 22-23--#14 became Drainage requirement
- Section 1925—Page 23—Put Disconnect and Decommission changes for this type of solar.
- Section 1930—Page 24—Added B-1 requires a conditional use
- Section 1930—1(a)—Page 24—Changed Maximum project size because the definition of project size changed.
- Section 1930—2(a)—Page 25—Changed landscape requirements to meet strict bufferyard of the Landscape Ordinance for reduction in front yard setback
- Section 1930—2(b)—Page 25-26—Added additional property owners if within 100 feet of the property lines, therefore all owners the consent meets the total side yard setback.
- Section 1930—2(i)—Page 26—Added setback between arrays on contiguous participating parcels.
- Section 1930—3(b) Fencing—Page 27-28—Added language to describe fencing better
- Section 1930—3(d)—Page 29—Added sentence to deem access driveways Commercial to follow requirements in Article 24 for spacing and sight distance.

- Section 1930—3(f)—Page 30—Made changes to landscaping to follow requirements of Landscaping Ordinance.
- Section 1930—3(g)—Page 31—Added a definition for Woodland Area for preservation
- Section 1930—3(j)—Page 33—Added statement if there is adequate water supply from water utility
- Section 1930—4—Page 34—Added language for drainage and MS4
- Section 1930--#13 is new—Page 36—Added requirement for proof of license and insurance
- Section 1935—C—Page 41—removed statement on timeframe to use monies
- Section 1935—C—Page 42—Language added for remaining funds at the end of decommissioning of the project
- Section 1935—D(4)—Page 43—Added the requirement of road maintenance during decommissioning.
- Section 1935—D(5) and (6)—Page 44 thru 45—made two categories of required removal and optional removal
- Section 1935—D(6)—Page 45--Added language for providing proof
- Section 1935—D(7)—Page 45—New item for erosion control measures through decommissioning
- Section 1935—D(8)—Page 46—Property owners' decision on the restoration of the soil for agricultural purposes
- Section 1935—E(7)—Page 48—Added woodland preservation to be included in the landscape management plan
- Section 1935—F(6)—Page 50—Added construction staging and pull off area to minimize roads being blocked
- Section 1935—G(3)—Page 52-53—Added that the appraisal should exclude any proposed solar project
- Section 1935—G(5)(b)—Page 53—added a definition for family member and added that it is the responsibility of the applicant to determine if this provision should be used. Also added a statement on inheritance upon death
- Section 1935—I—Page 56—removed this being required for Conditional Use and made it be required before the issuance of the zoning permit.
- Section 1935—J—Page 57-58—added more requirements for the noise study
- Section 1940—Page 59—Added paragraph that three types of projects would require the post construction items and changed the title

New Pages for each Section

Section 1900 – Purpose and Intent – Page 1

Section 1902 – Definitions – Page 2 thru 4

Section 1904 – SES Not Requiring a Zoning Permit – Page 5

Section 1906 – General Requirements, Designs and Construction for All SES – Page 6 thru 7

Section 1910 – Permitting Requirements and Standards for Small Scale Individual Solar – Page 8 thru 10
Section 1915 – Permitting Requirements and Standards for Large Scale Individual Solar – Page 11 thru 14
Section 1920 – Community and Utility Scale Solar Requiring Conditional Use Approval – Page 15 thru 18
Section 1925 – Permitting Requirements and Standards for Community Solar – Page 19 thru 23
Section 1930 – Permitting Requirements and Standards for Utility Solar – Page 24 thru 36
Section 1935 – Utility Scale Management Documents – Page 37 thru 58
Section 1940 – Solar Projects Post Construction – Page 59 thru 60
Section 1945 – Conditional Use and Zoning Permit Expiration and Revocation – Page 61

REVIEW VERSION OF THE DRAFT SOLAR ORDINANCE

This review version of the draft Solar Ordinance has been prepared in a simplified format to make the written ordinance easier for citizens to read, understand, and review. The intent is to allow members of the public to more easily follow the proposed requirements and provide informed comments during the review process.

Please note: This simplified review format will not be the format of the official ordinance once it is approved and adopted. The final ordinance will be presented in the County's standard ordinance format.

Definition of “Draft Ordinance”—Proposed legislative document prepared for review, discussion, public comment, and potential revision prior to formal consideration and adoption by the governing body. **A draft ordinance does not constitute an adopted or enforceable law and may be amended or substantially revised before final approval.**

SECTION 1900 – PURPOSE AND INTENT

The purpose of this Article is to regulate the placement, construction, modification, operation and maintenance of Solar Energy Systems and Battery Energy Storage Systems related to solar (this does not include stand-alone BESS) within Dearborn County. The standards contained herein shall apply to all solar energy projects and battery energy storage systems related to solar of any size or type of development. These regulations are established to provide specific standards and regulations for such facilities in order to protect the health, safety, and welfare of Dearborn County residents. The provisions of this Article are intended to ensure that, should such facilities be proposed, constructed, commissioned, operated, modified, or decommissioned within Dearborn County, they are developed in a manner that is compatible with surrounding land uses and minimizes adverse impacts. The provisions of this Article shall:

1. Establish a reasonable and protective process for the application, review, approval, construction, operation, modification and decommissioning of these systems, while providing clear procedures and standards for applicants and reviewing authorities.
2. Establish development standards and requirements for such facilities based upon the zoning district in which they are proposed and the characteristics of adjacent and nearby properties.
3. Establish minimum performance, operational and maintenance standards for such facilities to ensure their safe and efficient operation.
4. Establish standards, regulations and compliance monitoring governing emergency response, public safety, commissioning, decommissioning, repair, restoration, and site reclamation associated with such facilities.

SECTION 1902 – DEFINITIONS

(the order of definitions was changed so it was in alphabetical order)

Agrivoltaics (Dual Use): The simultaneous use of the same parcel of land for both agricultural production and solar photovoltaic energy generation. Agrivoltaic systems are designed and managed to allow continued agricultural activities beneath and/or adjacent to solar installations, include but not limited to crop production, specialty crops, livestock grazing, beehives/bee keeping, pollinator habitats, or other agricultural products, services or practices.

Battery Energy Storage System with Solar Energy Systems (BESS-SES): One or more rechargeable battery systems, together with associated equipment, facilities, and infrastructure, designed to store electrical energy for later use. A Battery Energy Storage System includes batteries, battery management systems, inverters, transformers, switchgear, thermal management equipment, fire suppression systems, enclosures, monitoring and control equipment, and all other components necessary for the safe operation of the energy storage facility. A BESS-SES may be operated in conjunction with a Solar Energy System electrical generation source for the purposes of storing, managing, and dispatching electrical energy to the electric grid or on-site loads. For the purposes of this Article, a BESS-SES or BESS shall be permitted only as an accessory component of an approved Solar Energy System. Stand-alone BESS are prohibited and shall not be permitted under the provisions of this Article.

Building-Integrated Solar Energy System: A solar energy system in which photovoltaic materials or solar thermal components, panels, solar shingles, solar glazing or other solar energy-producing materials are integrated into the design, construction, or structural elements of a principal or accessory building and serve as both a building component and an energy-generating system. Building-Integrated Solar Energy Systems may be incorporated into roofs, walls, facades, skylights, windows, awnings, canopies, or other architectural features while generating electricity or thermal energy.

Community Solar Projects (SES-C): SES designed and installed to provide renewable energy primarily for the use and benefit of a neighborhood, residential/commercial/industrial multi-lot subdivision, Government Center buildings/facilities, parks, etc. Such systems may be Ground Mounted SES, roof mounted or building integrated SES and are intended to serve the needs of the development. ~~A Community Solar Energy System may operate independently of the electrical grid or be interconnected with a public utility and may participate in net metering, power purchase, or other utility partnership programs, provided the primary purpose of the system remains to offset the energy consumption of the property on which it is located and is not developed as a principal commercial power generation facility. The project shall not be developed primarily or secondarily for wholesale electricity sales or merchant power generation to a utility scale provider.~~ **A**

Community Solar Project may interconnect with a public utility but shall be designed and operated solely to provide electricity for the participating properties, community, neighborhood, or development served by the system. The system shall not be designed or operated to generate electricity for sale to the electrical grid, wholesale market, or other off-site purchaser, and excess electricity shall not be intentionally exported to the grid for commercial compensation. Any project that does not meet this strict definition of a Community Solar Project shall be regulated as a Utility Scale Solar Project.

Ground Mounted Solar Energy System: SES consisting of solar photovoltaic panels, modules, or other solar energy collection devices that are installed on a support structure affixed directly to the ground rather than mounted on a building or other structure

Large-Scale Individual Solar Projects (SES-L): SES designed and installed to provide renewable energy primarily for the use and benefit of a single commercial or industrial business. Such systems may be Ground Mounted SES, roof mounted, solar canopy, or building integrated SES and are intended to serve the needs of the business located on the property. ~~A Large-Scale Individual Solar Energy System may operate independently of the electrical grid or be interconnected with a public utility and may participate in net metering, power purchase, or other utility partnership programs, provided the primary purpose of the system remains to offset the energy consumption of the property on which it is located and is not developed as a principal commercial power generation facility.~~ A Large-Scale Individual Solar Project may operate independently of the electrical grid or may be interconnected with a public utility. Electricity generated by the system shall be used solely for the benefit of the property, development, business, or other authorized use served by the Large-Scale Individual Solar Project. The system shall not be designed or operated for the purpose of selling or supplying electricity to the electrical grid, wholesale market, or other off-site purchaser. Any electricity generated by the system in excess of the electrical needs of the property or development shall not be intentionally exported to the electrical grid for sale or other commercial compensation. A Large-Scale Individual Solar Project shall not be developed or operated as a commercial power generation facility. Any project that does not meet this strict definition shall be regulated as a Utility-Scale Solar Project.

Project Site Size: ~~The calculated area measured by the perimeter encompassing the outermost solar panels and all above ground equipment necessary for the operation of the system, including, but not limited to, transformers, inverters, substations, BESS-SES, and other associated electrical equipment. The Site Size calculation shall not include perimeter fencing, access roads, stormwater detention or retention facilities, required setbacks, easements for underground utilities and required landscape buffers.~~ The total area of land included within the property boundaries and legal description of the parcel or parcels comprising the proposed Solar Energy System project site, including all contiguous or noncontiguous parcels identified as part of the project. Project Site Size shall be based on the total acreage contained within the applicable property lines and legal descriptions and shall not be limited to the area occupied by solar panels, structures, equipment, access roads, or other project improvements.

Rooftop Solar Energy System: An SES (Solar Energy System) installed on the roof of a building or structure, including mounted or building-integrated solar components, for the purpose of generating electricity or capturing solar energy for on-site use or utility interconnection.

Solar Canopy: A freestanding or attached structure that supports solar photovoltaic panels above an existing or proposed use area, including but not limited to parking lots, drive aisles, sidewalks, patios, or other outdoor hard surface spaces. A solar canopy is designed to provide shade, weather protection, or other functional benefits while generating electricity. The supporting structure is not considered a principal building but shall be regulated as a solar energy system and accessory structure, as applicable under this Ordinance.

Solar Energy System (SES): A device, array, facility, or structural design feature that converts sunlight into electrical energy, thermal energy, or another usable form of energy through the use of photovoltaic, solar thermal, or related technologies. A Solar Energy System includes all associated equipment, components, and appurtenances necessary for the collection, conversion, storage, monitoring, transmission, and distribution of solar energy, including but not limited to solar panels, modules, mounting systems, inverters, batteries, transformers, wiring, and related infrastructure.

Small-Scale Individual Solar Projects (SES-S): SES designed and installed to provide renewable energy primarily for the use and benefit of a single property owner residential, occupant, non-commercial / residential / homestead /personal farm operation, or principal use located on the same parcel. Such systems may be Ground Mounted SES, roof mounted, or building integrated SES and are intended to serve residential and agricultural needs of the property on which the system is located. A Small-Scale Individual Solar Energy System may operate independently of the electrical grid or be interconnected with a public utility and may participate in net metering, power purchase, or other utility partnership programs, provided the primary purpose of the system remains to offset the energy consumption of the property on which it is located and is not developed as a principal commercial power generation facility.

Utility-Scale Solar Projects (SES-U): SES designed and installed to provide renewable energy directly to the electrical grid rather than a specific customer or user. ~~Such systems may be ground mounted.~~

SECTION 1904 – SOLAR ENERGY SYSTEMS (SES) NOT REQUIRING A ZONING PERMIT

Certain small-scale solar energy systems are exempt from zoning permit requirements when they are accessory to a permitted principal use and do not create a separate or independent land use. This exemption applies to roof-mounted solar energy systems and building-integrated solar energy systems. Exempt systems shall comply with all applicable building, electrical, fire, safety, and other applicable County, State, and Federal requirements. The exemption from a zoning permit does not exempt the system from any required building or electrical permits or other applicable regulations. Solar energy systems that exceed the established size, height, location, or other standards for exempt systems, or that are intended to serve a separate property, utility-scale operation, or commercial energy generation purpose, shall be subject to the applicable zoning permit and review requirements of this Ordinance.

1. Rooftop may be established on existing structures without a Zoning Permit, but must obtain a Building Permit. Rooftop mounted solar, shall not be included in the maximum allowed building height in any district. The rooftop mounted systems shall not exceed the perimeter of the building roof.
2. SES portable or plug-and-pay generators used for temporary usage and do not connect to a main electrical panel or back feed into the utility grid.
3. **Building**-Integrated Solar where the panels are incorporated into the roof, façade, awning, porch canopy, or other building components.

SECTION 1906 – GENERAL REQUIREMENTS, DESIGNS AND CONSTRUCTION FOR ALL SOLAR ENERGY SYSTEMS (SES)

The design and construction of all Solar Energy Systems (SES), regardless of size, type, or method of installation, shall comply with the following general standards:

1. **Compliance with Applicable Laws and Regulations:** All applicants shall construct, operate, maintain, repair, provide for removal of, modify or restore the system in strict compliance with all current applicable technical, safety, building codes, electrical codes, fire codes, safety-related codes, environmental and all other applicable standards adopted by Dearborn County, the State of Indiana, or the United States. The codes referred to are codes that include, but are not limited to, construction, building, electrical, fire, safety, health, and land use codes. Where applicable, the system shall be designed, installed, and maintained in accordance with the requirements of the National Electrical Code (NEC), International Building Code (IBC), International Residential Code (IRC), and other applicable standards adopted by the State of Indiana and the Federal Government. Where permitted by applicable law, the more restrictive requirement shall apply;
2. **Permits and Approvals:** All applicants/owners shall obtain, at their own expense, all permits and licenses required by applicable law, rule, regulation or code, and must maintain the same, in full force and effect, for as long as required by Dearborn County or any other governmental entity or agency having jurisdiction over the applicant. No SES shall be constructed, installed, expanded, modified, relocated, or placed into operations of such structures or appurtenant facilities and associated improvements, except those listed in Section 1904, without all applicable zoning, building, structural, electrical and/or other required permits and approvals through the County, the State of Indiana or the Federal Government;
3. **Other Renewable Industry Standards:** All Solar Energy System (SES) shall conform to applicable industry standards of the American National Standards Institute (ANSI) and be approved by a solar certification program recognized by the American Council on Renewable Energy (ACORE) or the Solar Energy Industries Association (SEIA). All SES that are over twenty (20) feet in height, when oriented at maximum tilt, must be designed by a professional engineer. The engineer must certify that the structures that are intended to be built for the Solar Energy System is within acceptable code and industry standards—given local soil and climate conditions.
4. **Additional Requirements and Standards:** The County has established additional requirements for specific types or scales of SES, including but not limited to those defined in the definitions of this Article. These additional standards include, but not necessarily limited to setbacks, glare and reflection, electrical and safety requirements, maintenance and

appearance, access and emergency response, signage, noise, stormwater and drainage, utility interconnection, abandonment, decommissioning, bonds, emergency management plan, and economic development agreement, etc. Where specific requirements conflict with a general requirement, the more restrictive requirement shall apply.

5. **Floodplain, floodways, and wetlands:** No solar energy system shall be permitted within a designated floodplain, floodway or wetland area as identified by Dearborn County, Indiana Department of Natural Resources (IDNR), Indiana Department of Environmental Management (IDEM), Federal Emergency Management Agency (FEMA) or any other applicable federal, state, or local regulatory agency, unless otherwise authorized by applicable law and all required permits or approvals have been obtained.

6. **Construction Noise and Work Hours:** All Solar Energy System (SES) projects shall limit construction activities to Monday through Saturday, between the hours of 7:00 a.m. and 8:00 p.m. Construction activities shall not be permitted on Sundays or outside the designated construction hours, except as specifically authorized by the Planning and Zoning Department for emergency conditions or other circumstances determined to warrant an exception.

During permitted construction hours, construction noise shall not be subject to the nighttime noise limitation established below.

During non-construction hours, including evening, nighttime, Sundays, and other periods when construction activities are not permitted, noise generated by the SES project shall not exceed 55 dBA, as measured at the applicable property line or other measurement location established by this Article.

SECTION 1910 – PERMITTING REQUIREMENTS AND STANDARDS FOR SMALL SCALE INDIVIDUAL SOLAR PROJECTS

This section applies to Small-Scale Individual Solar Projects, as defined in this Article, that are located within the Agriculture (A), Agriculture Homestead (AH), and Residential (R-1, R-2 and R-3) zoning districts. This section shall also apply to Small-Scale Individual Solar Projects located within any other zoning district where the property is determined to be a lawful pre-existing, nonconforming agriculture or residential use.

Inverters shall be prohibited as part of a Small Scale Individual Solar Project.

- A. **Permit Requirements:** An Improvement Location Permit, as provided in Article 17 of this Ordinance, shall be obtained prior to the construction, erection, placement, modification, or alteration of a Small-Scale Individual Solar Project, unless except pursuant to Section 1904 of this Article. A Building Permit shall also be obtained when required by the applicable building codes, Building Department, or other provisions of this Ordinance.
- B. **Development Standards:** All Small-Scale Individual Solar Projects shall comply with the development standards as set forth in this Section. Any deviation from the standards established herein shall require approval of a Development Standard Variance by the Board of Zoning Appeals in accordance with the procedures set forth in Article 3 of this Ordinance prior to the issuance of any required permits.
- 1) **Accessory Use**—A Small-Scale Individual Solar Project shall be considered an accessory use to a principal permitted residential or agricultural use on the property. The system shall be designed primarily to offset the electrical demand of the property on which it is located and shall not be established as a principal commercial power generation facility.
 - 2) **Location**—Ground Mounted SES shall be located only within the side or rear yard of the property, unless an alternative location is approved by the Technical Review Committee due to demonstrated site constraints that prevent reasonable placement within the required yard areas. The systems shall not be located within any public right-of-way, recorded public or private easement, or panhandle or access strip portion of a lot, or required landscape buffer yard, unless authorized in writing by the easement holder.
 - 3) **Maximum Height**—Ground Mounted SES shall not exceed fifteen (15) feet in height, measured from the existing finished grade to the highest point of the system at maximum tilt. The maximum height limitation can be increased for systems located within the Agriculture (A) or Agriculture Homestead (AH) zoning districts when the proposed installation is designed and utilized for a verified dual-use agricultural purpose (agrivoltaics), allowing for the continued agricultural use of the property beneath or between the solar arrays. Any request for an increased height shall be subject to review and approval by the Technical Review Committee. The applicant must submit documentation demonstrating: 1) The specific agricultural use proposed in conjunction with the solar installation; 2) The necessity

of the requested height increase to accommodate the proposed agrivoltaic operation; and 3) Evidence that the proposed system design is compatible with and intended to support the identified agricultural activity.

- 4) **Maximum Coverage**—The total surface area of a ground-mounted solar array shall not exceed twenty-five percent (25%) of the required rear yard area or ten percent (10%) of the total lot area, whichever is less, unless otherwise approved by the Technical Review Committee.
- 5) **Solar Panel Setbacks**—Ground Mounted SES shall meet the minimum accessory structure setback required by the underlying zoning district and height limitations. No portion of the system shall extend into any required setback, drainage easement, utility easement, or public right-of-way. ~~Any Community Solar Project equipment shall maintain a minimum setback of fifty (50) feet from the following: 1.) Base Flood Elevation of any floodplain or floodway; 2.) The embankment of any river, creek or stream (as mapped by the Dearborn County GIS, FEMA, IDNR, Corp of Engineers, and blue line streams); 3.) The edge of water, dam, and toe of slope of any lake, pond, or required stormwater detention/retention facility.~~
- 6) **Screening**—Ground Mounted SES approved for placement within a front yard shall be screened to minimize visual impacts from public right-of-ways. Screening shall consist of landscaping, fencing, berms, existing vegetation and other approved screening methods, as determined by the Technical Review Committee.
- 7) **Glare**—Solar panels shall be designed and installed to minimize glare affecting adjacent properties, public-road-ways, airports, and public safety facilities. **Solar panels shall utilize commercially available photovoltaic panels designed with anti-reflective glass or an anti-reflective coating intended to minimize reflected sunlight and glare.**
- 8) **Lighting**—Lighting shall be limited to that which is required for safety, maintenance, security, or compliance with applicable federal, state, or local laws, regulations, or building codes. All exterior lighting shall be designed, installed, and maintained to minimize light trespass onto adjoining properties and public rights-of-way. Lighting fixtures shall be fully shielded and directed downward to prevent direct illumination, glare, or reflective impacts beyond the boundaries of the property, except where otherwise required by applicable codes or safety standards.
- 9) **Electrical Components**—All electrical wiring, equipment, and connections shall comply with all applicable building, electrical, and fire codes.
- 10) **Signage**—Only signs required by law, utility providers, manufacturers, or emergency responders shall be permitted. Advertising signs shall be prohibited.
- 11) **Maintenance**—The owner shall maintain the solar system in safe operating condition, including the repair or replacement of damaged panels, supports, fencing, and electrical equipment.
- 12) **Battery Storage**—Any battery storage related to the solar system shall be located within a permitted primary structure or accessory structure. Outdoor placement of battery storage equipment, including but not limited to battery containers, shall only be permitted if specifically authorized and approved through the Technical Review Committee.

- 13) **Abandonment/Disconnected**—Any Small-Scale Individual Solar Project that has not produced electricity or has been inoperable for a continuous period of twelve (12) months shall be considered inactive and shall be disconnected from any electrical utility or electrical service. If the system is deemed to be abandoned by the Planning and Zoning Department, the system and shall be removed by the property owner or responsible party. Removal shall include all solar panels, mounting structures, underground foundations, electrical equipment, wiring, batteries, and other associated components that are no longer in use. The site shall be restored to a condition that is consistent with the surrounding property and zoning requirements. Failure to remove an abandoned solar system within ninety (90) days following notification by the County, the required timeframe this shall constitute a violation of this Ordinance and may be subject to applicable enforcement and Unsafe Building provisions.
- 14) **Compliance**—The installation shall comply with all applicable federal, state, and local laws, regulations, building codes, electrical codes, fire codes, and utility interconnection requirements.

SECTION 1915—PERMITTING REQUIREMENTS AND STANDARDS FOR LARGE-SCALE INDIVIDUAL SOLAR PROJECTS

This section applies to Large-Scale Individual Solar Projects, as defined in this Article, located within the Business Zoning Districts (B-1 and B-2, and B-3) and the Industrial Zoning Districts (I-1, I-2 and I-3). This section shall also apply to Large-Scale Individual Solar Projects located within any other zoning district where the property/use is determined to be a lawful pre-existing, nonconforming commercial or industrial use. Any Large-Scale Individual Solar Project proposed within the Agriculture (A) or Agriculture Homestead (AH) Zoning Districts shall require Conditional Use Approval, regardless of whether the underlying use is otherwise permitted within the applicable zoning district.

Large-Scale Individual Solar Projects, as defined in this Article, are prohibited within all Residential Zoning Districts.

- A. **Permit Requirements:** A Major Site Plan permit, as provided in Article 23 of this Ordinance, shall be obtained prior to the construction, erection, placement, modification, or alteration of a Large-Scale Individual Solar Project, unless excepted pursuant to Section 1904 of this Article. A Building Permit shall also be obtained when required by the applicable building codes, Building Department, or other provisions of this Ordinance.

A Major Site Plan Permit shall be required for all Large-Scale Individual Solar Projects, regardless of whether the primary structure or associated commercial or industrial use is existing, proposed, or under development. The Major Site Plan Permit shall be required for the construction, installation, expansion, modification, or operation of the Large-Scale Individual Solar Project and shall be reviewed in accordance with the applicable standards and procedures established by this Article and Article 23 of this Ordinance.

Where a Large-Scale Individual Solar Project is proposed in conjunction with the construction of a new primary structure or other development that independently requires a Major Site Plan Permit under Article 23, the solar energy system shall be reviewed as part of the same Major Site Plan Permit application, when practicable. All applicable requirements, procedures, development standards, and review criteria for Major Site Plan Permits set forth in Article 23 shall apply.

- B. **Development Standards:** All Large-Scale Individual Solar Project shall comply with the development standards as set forth in this Section and those as set forth in Article 23, for the corresponding minor and major site plan permits. Any deviation from the standards established herein shall require approval of a Development Standard Variance by the Board of Zoning Appeals in accordance with the procedures set forth in Article 3 of this Ordinance prior to the issuance of any required permits.

1. **Accessory Use**—A Large-Scale Individual Solar Project shall be considered an accessory use to a principal permitted commercial or industrial use on the property. The system shall be designed primarily to offset the electrical demand of the property on which it is located and shall not be established as a principal commercial power generation facility.
2. **Location**—Ground Mounted SES shall be located only within the side or rear yard of the property, unless an alternative location is approved by the Technical Review Committee due to demonstrated site constraints that prevent reasonable placement within the required yard areas. The systems shall not be located within any public right-of-way, recorded public or private easement, or panhandle or access strip portion of a lot, or required landscape buffer yard, unless authorized in writing by the easement holder.
3. **Maximum Height**—Ground Mounted SES shall not exceed ~~twenty (20)~~ fifteen (15) feet in height, measured from the existing finished grade to the highest point of the system at maximum tilt. Any request to exceed the maximum permitted height shall require approval of a Development Standard Variance by the Board of Zoning Appeals, except when the requested height increase is solely for a solar energy system installed over an off-street parking area, such as a solar canopy. In such cases, the requested height increase shall be reviewed and approved by the Technical Review Committee. The applicant shall submit documentation demonstrating the necessity of the requested height increase and, where applicable, that the proposed design is required to accommodate the intended use of the parking area while maintaining compliance with all other applicable provisions of this Ordinance.
4. **Maximum Coverage**—The total surface area of a ground-mounted solar array shall not exceed twenty-five percent (25%) of the required ~~side rear~~ yard areas. There shall be no coverage maximum within any rear yard area of the project. ~~or ten percent (10%) of the total lot area, whichever is less, unless otherwise~~ Any proposed ground-mounted arrays within a front yard, shall be an application request before and decided upon by the Technical Review Committee.
5. **Solar Panel Setbacks**—Ground Mounted SES shall meet the minimum landscape buffer yard setback required by the underlying zoning district and landscape requirements as set forth in Article 22. No portion of the system shall extend into any required setback, drainage easement, utility easement, or public right-of-way. Any ~~Community~~ Large-Scale Individual Solar Project equipment shall maintain a minimum setback of fifty (50) feet from the following: 1.) Base Flood Elevation of any floodplain or floodway; 2.) The embankment of any river, creek or stream (as mapped by the Dearborn County GIS, FEMA, IDNR, Corp of Engineers, and blue line streams); 3.) The edge of water, dam, and toe of slope of any lake, pond, or required stormwater detention/retention facility.
6. **Screening**—Ground Mounted SES approved for placement within a front yard shall be screened to minimum visual impacts from public right-of-ways. Screening shall consist of landscaping, fencing, berms, existing vegetation and other approved screening methods, as determined by the Technical Review Committee. All other solar systems

located in the rear and side yards, shall follow the landscape requirements as set forth in Article 22.

7. **Glare**—Solar panels shall be designed and installed to minimize glare affecting adjacent properties, public-road-ways, airports, and public safety facilities. Solar panels shall utilize commercially available photovoltaic panels designed with anti-reflective glass or an anti-reflective coating intended to minimize reflected sunlight and glare.
8. **Lighting**—Lighting shall be limited to that which is required for safety, maintenance, security, or compliance with applicable federal, state, or local laws, regulations, or building codes. All exterior lighting shall be designed, installed, and maintained to minimize light trespass onto adjoining properties and public rights-of-way. Lighting fixtures shall be fully shielded and directed downward to prevent direct illumination, glare, or reflective impacts beyond the boundaries of the property, except where otherwise required by applicable codes or safety standards. Where lighting associated with a solar system is proposed as part of a major site plan, such lighting shall comply with the requirements of Article 21, Section 2140 and shall be identified and evaluated as part of the required photometric plan submitted with the major site plan application.
9. **Electrical Components**—All electrical wiring, equipment, and connections shall comply with all applicable building, electrical, and fire codes.
10. **Signage**—Only signs required by law, utility providers, manufacturers, or emergency responders shall be permitted. Advertising signs shall be prohibited.
11. **Maintenance**—The owner shall maintain the solar system in safe operating condition, including the repair or replacement of damaged panels, supports, fencing, and electrical equipment.
12. **Battery Storage**—Any battery storage related to the solar system shall be located within a permitted primary structure or accessory structure. Outdoor placement of battery storage equipment, including but not limited to battery containers or similar enclosures, may be permitted if the solar system abuts any commercial or industrial use or zoning district. Outdoor placement of battery storage equipment, including but not limited to battery containers or similar enclosures, shall be prohibited if the property abuts any residential or agriculture use or agriculture homestead zoning district.
13. **Drainage**—All Large-Scale Individual Solar Projects shall comply with the applicable provisions of the Dearborn County Code of Ordinances governing stormwater management, drainage, erosion control, and sediment control. Stormwater design, calculations, and supporting documentation shall be prepared in accordance with the current edition of the Dearborn County Stormwater Technical Standards Manual. Any land disturbance of one (1) acre or more shall comply with all applicable requirements for a Construction Stormwater Pollution Prevention Plan (SWPPP), as required by the most current version of the Indiana Construction Stormwater General Permit (CSGP) and applicable State Requirements. Copies of all required permits, or evidence that permit applications have been submitted, shall be provided as part of the Major Site Plan Review process.

14. **Abandonment/Disconnect**— Any Large-Scale Individual Solar Project that has not produced electricity or has been inoperable for a continuous period of twelve (12) months shall be considered **inactive and shall be disconnected from any electrical utility or electrical service.** **If the system is deemed to be abandoned by the Planning and Zoning Department, the system** ~~and~~ shall be removed by the property owner or responsible party. Removal shall include all solar panels, mounting structures, underground foundations, electrical equipment, wiring, batteries, and other associated components that are no longer in use. The site shall be restored to a condition that is consistent with the surrounding property and zoning requirements. Failure to remove an abandoned solar system within **ninety (90) days following notification by the County,** ~~the required timeframe~~ **this** shall constitute a violation of this Ordinance and may be subject to applicable enforcement **and Unsafe Building** provisions.
15. **Compliance**—The installation shall comply with all applicable federal, state, and local laws, regulations, building codes, electrical codes, fire codes, and utility interconnection requirements.

SECTION 1920—COMMUNITY AND UTILITY-SCALE SOLAR PROJECTS REQUIRING A CONDITIONAL USE APPROVAL

This section shall apply to all Utility-Scale Solar Projects that are not permitted by right within the Agriculture (A), Agriculture Homestead (AH), or Local Business (B-1) Zoning Districts. This section shall also apply to all Community Solar Projects that are not permitted by right within the Agriculture (A), Agriculture Homestead (AH), Residential (R-1, R-2, and R-3), or Local Business (B-1) Zoning Districts.

For any Community Solar Project or Utility-Scale Solar Project that is not permitted by right within the applicable zoning district, a Conditional Use approval shall be obtained prior to initiating any permitting process with any governmental department or agency.

1. **Pre-Application Meeting:** Prior to the submittal of a Conditional Use application that involves a Solar Energy System, the applicant is required to contact the County and its designated representatives to schedule a pre-application meeting. The purpose of this meeting is to address potential issues, which will help refine the review of the application. The pre-application process shall also include a site visit. It shall also be determined at the pre-application meeting, the number of copies necessary for the applicant to submit a completed application. The pre-application meeting shall also include the assistance of the expert retained by the County. The applicant shall pay any and all costs that are associated with the preparation and attendance of the pre-application meeting and all other reasonable consultant and expert review costs authorized under the ordinance.
2. **Application Requirements:** An application for a Conditional Use for a Solar Energy System shall be submitted in accordance with the application procedures established by this Ordinance and shall include all information and materials required by the Planning and Zoning Department and the Board of Zoning Appeals to evaluate the proposed use. In addition to the requirements as outline in Article 3 of this ordinance, at a minimum, the application shall also include:
 - a. Standard notification requirements applicable to a Conditional Use shall be expanded for any Solar Energy System application to include notification of all property owners located within five hundred (500) feet of any boundary of the proposed project. If an application abuts or includes a county line, notice shall be provided to all owners of real property located within the adjacent county to a depth of two (2) ownerships or six hundred sixty (660) feet, whichever is less. Such property owners shall be considered interested parties and shall be entitled to receive official notice of the public hearing in accordance with Indiana Code § 36-7-4-604. These enhanced notification requirements shall also apply to any variance requested in connection with the same Solar Energy System project;
 - b. A description of the proposed Solar Energy System, including the type, project size, capacity, and intended uses;

- c. The location and dimensions of all proposed solar equipment, structures, access roads, fencing, utility infrastructure, and associated facilities;
 - d. The location of all existing structures, property lines, public right-of-ways, private easements, utility infrastructure, water features, wetlands and other significant site features;
 - e. Noise **anticipation**, lighting **plan**, and glare **prevention**;
 - f. Location of access and roadway improvements;
 - g. Stormwater management and environmental protection **plan**;
 - h. Construction activities and timelines;
 - i. Landscaping and visual mitigation;
 - j. Any studies, reports, plans, or other documentation required by the Planning and Zoning Department and/or the Board of Zoning Appeals to evaluate potential impacts of the proposed use;
 - k. Any additional information required by this Ordinance or reasonably necessary to determine compliance with the applicable requirements and standards.
3. **County Consultant and Expert Review; Escrow Account:** The County may retain any consultant or expert deemed necessary to assist the County in reviewing and evaluating a Solar Energy System application, including applications involving new construction or significant modification of the project site.

Applicants for a Solar Energy System application shall deposit with the County sufficient funds to reimburse the County for all reasonable costs incurred for consultant and expert review, evaluation, consultation, inspection, and other services performed in connection with the review of the application, including any new construction or significant modification of the project site. The initial escrow deposit shall be Eight Thousand, Five Hundred Dollars (\$8,500.00) and shall be deposited with the county prior to the pre-application meeting.

The County will maintain a separate escrow account for all funds deposited pursuant to this Section. The County's consultants and experts shall invoice the County for services performed in reviewing and evaluating the Application, including new construction or significant modification of the site. The County shall pay such invoices from the escrow account.

If, at any time during the review or permitting process, the balance of the escrow account falls below Two Thousand, Five Hundred Dollars (\$2,500.00), the Applicant shall, upon notification by the County, immediately replenish the escrow account to a balance of not less than Five Thousand Dollars (\$5,000.00). Any required additional escrow deposits shall be made before the County takes any further action on or gives further consideration to the Application. Escrow funds deposited pursuant to this Section shall be used solely to reimburse the County for reasonable costs, associated with consultant and expert review, evaluation, consultation, inspection, and related services as authorized under this Section. No funds from the escrow account shall be used to pay, satisfy, or otherwise offset any application, submittal, permitting, inspection, or other fees required by the Ordinance or any other applicable law, ordinance, or regulation.

Upon completion of the County's review and any related construction or site modification review and Board of Zoning Appeals process, any remaining escrow balance in excess of the actual costs incurred by the County shall be promptly refunded to the Applicant.

The total amount of funds required for consulting and expert review may vary based on the scope and complexity of the project, the completeness of the Application, and any additional information, review, analysis, inspection, or other services necessary to complete the County's evaluation of the proposed Solar Energy System.

4. **Solar Criteria:** For any Solar Energy System applications that require approval for a Conditional Use, the County may disapprove an application for any of the following reasons, in addition to the criteria set forth in Article 3, Section 315 of this Ordinance:
 - a. The proposed Solar Energy System conflicts with applicable safety and safety-related codes, standards, or requirements;
 - b. The proposed Solar Energy System conflicts with the historic nature or character of a neighborhood or historic landmarks district;
 - c. The proposed Solar Energy System conflicts with a purpose or intent of an existing, specific zoning or land use designation;
 - d. The proposed placement, design, or location of the Solar Energy System would create substantial evidence demonstrating a material risk to public health, safety, or welfare;
 - e. The proposed Solar Energy System conflicts with any applicable provision of this Ordinance.
5. **Modification of an Approved Conditional Use:** Any substantial modification to an approved Solar Energy System or to the conditions of an approved Conditional Use shall require review and approval in accordance with the procedures established by this Ordinance for a Conditional Use application. Substantially modifications include but not limited to nature, size, location, or intensity of the approved use.
6. **Approval Duration and Expiration:** Approval of a Conditional Use for a Utility-Scale Solar Project shall remain valid for a period of two (2) years from the date of approval by the Board of Zoning Appeals. Within the two-year approval period, the Applicant shall submit all required permit applications, including any required Major Site Plan application, Improvement Location Permit, and other permits required by this Ordinance, County, State and Federal requirements. If the required permit applications are not submitted within the two-year approval period, the Conditional Use approval shall expire and become null and void unless an extension has been granted by the Board of Zoning Appeals prior to the expiration date. The Applicant may request one (1) extension of the Conditional Use approval for good cause shown. Any request for an extension shall be submitted in writing prior to the expiration of the original approval period. No more than one (1) extension shall be granted. Upon expiration of the Conditional Use approval, any future development of the proposed Utility-Scale Solar Project shall require a new Conditional Use application and approval. The expiration of Conditional Use approval shall be governed by the provisions of Section 1945 of this Article.

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SECTION 1925—PERMITTING REQUIREMENTS AND STANDARDS FOR COMMUNITY SOLAR PROJECTS

This section applies to Community Solar Projects, as defined in this Article, located within all zoning districts in Dearborn County.

A. Permit and Approval Requirements:

Government Uses—Community Solar Projects that are owned or operated by a governmental entity and are located on or primarily serve government buildings, campuses, facilities, parks, or transportation garages shall be exempt from the requirement to obtain approval from the Board of Zoning Appeals, regardless of the zoning district. Such projects shall remain subject to all other applicable provisions of this Ordinance, including, but not limited to, applicable Major Site Plan review, Building Permit requirements, and development standards, unless otherwise specifically exempted by this Ordinance or applicable law.

Residential Uses—Community Solar Projects proposed to serve a defined neighborhood, residential subdivision, or residential development located within a Residential Zoning District (R-1, R-2, or R-3), Agriculture (A) or the Agriculture Homestead (AH) Zoning Districts shall obtain Conditional Use approval from the Board of Zoning Appeals in accordance with the procedures set forth in Article 3 of this Ordinance and in accordance with the Conditional Use procedures set forth in Section 1930.

Such projects shall also comply with all applicable subdivision review and approval procedures contained in the Dearborn County Subdivision Control Ordinance. Residential developments containing a Community Solar Project shall establish and maintain a Homeowners Association (HOA) that shall serve as the responsible party for the Community Solar Project. The HOA shall be responsible for the operation, maintenance, repair, and continued compliance of the Community Solar Project with the requirements of this Article. The HOA shall remain responsible for the project for as long as the Community Solar Project remains in operation.

The approval of a Zone Map Amendment to establish the appropriate residential zoning district shall not eliminate or satisfy the requirement to obtain Conditional Use approval for the Community Solar Project. Conditional Use approval shall be required in addition to any required rezoning, subdivision approval, or other applicable permits.

Commercial or Industrial Multi-Lot Developments—Community Solar Projects proposed to serve a defined commercial or industrial multi-lot subdivisions located within a Local Business Zoning District (B-1) shall require a Conditional Use approval from the Board of Zoning Appeals in accordance with the procedures set forth in Article 3 of this Ordinance and in accordance with the Conditional Use procedures set forth in Section 1930. Community Solar Projects

proposed to serve a defined commercial or industrial multi-lot subdivisions located within a **Community Business (B-2) Zoning District** and an Industrial Zoning District (I-1, I-2, and I-3) shall be a permitted use and shall be subject to the applicable Major Site Plan review process as outlined in Article 23 of this Ordinance.

All Community Solar Projects shall obtain required permits and approvals prior to the construction, erection, placement, modification, or alteration of a Community Solar Project, unless excepted pursuant to Section 1904 of this Article. A Building Permit shall also be obtained when required by the applicable building codes, Building Department, or other provisions of this Ordinance.

All Community Solar Projects shall have a clearly defined utility service territory or other geographically defined area identifying the authorized users, subscribers, or customers to be served by the project. The authorized users, subscribers, or customers shall be limited to the intended users of the properties or other eligible users located within the designated service territory or geographic area authorized under applicable law, utility requirements, or program regulations. The project shall not be used to establish a general commercial energy-generation facility serving customers outside of the designated service territory or authorized geographic area.

Commercial or industrial developments containing a Community Solar Project shall designate and maintain a responsible entity or organization that shall serve as the responsible party for the Community Solar Project. The designated responsible party shall be responsible for the operation, maintenance, repair, and continued compliance of the Community Solar Project with the requirements of this Article. The designated responsible party shall remain responsible for the project for as long as the Community Solar Project remains in operation.

- B. **Development Standards:** All Community Solar Projects shall comply with the development standards as set forth in this Section and those as set forth in Article 23 of this Ordinance or Article 3 of the Dearborn County Subdivision Control Ordinance, for the corresponding minor, major site plan permits, or subdivision plan approval process. Any deviation from the standards established herein shall require approval of a Development Standard Variance by the Board of Zoning Appeals in accordance with the procedures set forth in Article 3 of this Ordinance prior to the issuance of any required permits.
1. **Accessory Use**—A Community Solar Project shall be considered an accessory use to a principal permitted governmental, community, residential, commercial or industrial use or subdivision on the parent parcel. The system shall be designed primarily to offset the electrical demand of the group of uses/properties within the development on which the solar energy system is located and shall not be established as a principal commercial power generation facility.

2. **Location**—Ground Mounted SES shall be located only within the side or rear yard of the property, unless an alternative location is approved by the Technical Review Committee due to demonstrated site constraints that prevent reasonable placement within the required yard areas. ~~The systems shall not be located within any public right-of-way, recorded public or private easement, or panhandle or access strip portion of a lot, or required landscape buffer yard, unless authorized in writing by the easement holder.~~

Solar Canopy systems shall be located only within parking lots, drive aisles, sidewalks, patios, or other outdoor hard surface spaces, and shall have side and rear setback yard restriction of 10 feet from any property line. The setback in the front yard shall be restricted to 10 feet from any right-of-way. ~~If right-of-way cannot be determined, except for the systems shall not be located within any public right-of-way, recorded public or private easement, or panhandle or access strip portion of a lot, or required landscape buffer yard, unless authorized in writing by the easement holder.~~ The neither Ground Mounted SES or solar canopy systems shall not be located within any public right-of-way, recorded public or private easement, or panhandle or access strip portion of a lot, or required landscape buffer yard unless authorized in writing by the easement holder. If the right-of-way cannot be determined, it shall be a right-of-way distance as required in the Subdivision Control Ordinance for the specific roadway classification or as determined by the County Highway Engineer.

3. **Maximum Height**—Ground Mounted SES shall not exceed Fifteen (15) feet in height, measured from the existing finished grade to the highest point of the system at maximum tilt. Any request to exceed the maximum permitted height shall require approval of a Development Standard Variance by the Board of Zoning Appeals, except when the requested height increase is solely for a solar energy system installed over an off-street parking area, such as a solar canopy. In such cases, the requested height increase shall be reviewed and approved by the Technical Review Committee. The applicant shall submit documentation demonstrating the necessity of the requested height increase and, where applicable, that the proposed design is required to accommodate the intended use of the parking area while maintaining compliance with all other applicable provisions of this Ordinance.
4. **Maximum Solar Project Site**—The maximum area permitted for a solar system installation within a Community Solar Project shall be limited to twenty (20) acres or twenty-five percent (25%) of the total acreage of the overall development, whichever is ~~less~~ greater.
5. **Maximum Coverage**—The total surface area of a ground-mounted solar array shall not exceed twenty-five percent (25%) of the required rear yard area or ten percent (10%) of the total lot area, whichever is less, unless developing a canopy solar system which can cover one hundred percent (100%) of the hard surfaces within the development.
6. **Solar Panel Setbacks**—Ground Mounted SES shall meet the minimum ~~landscape buffer~~ yard setback required by the underlying zoning district and landscape requirements as set forth in Article 22. No portion of the system shall extend into any required setback, drainage easement, utility easement, or public right-of-way. If developing a canopy solar system, the setback for all hard surfaces and the structural support shall be setback from front, side and

rear yard ten (10) feet **from property lines and road right-of-way**. Any Community Solar Project equipment shall maintain a minimum setback of fifty (50) feet from the following: 1.) Base Flood Elevation of any floodplain or floodway; 2.) The embankment of any river, creek or stream (as mapped by the Dearborn County GIS, FEMA, IDNR, Corp of Engineers, and blue line streams); 3.) The edge of water, dam, and toe of slope of any lake, pond, or required stormwater detention/retention facility.

7. **Screening**—Ground Mounted SES approved for placement within a front yard shall be screened to ~~minimum~~ **minimalize** visual impacts from public right-of-ways. Community Solar Projects located within the front yard of any development shall require approval of a Development Standard Variance by the Board of Zoning Appeals in accordance with the procedures set forth in Article 3 of this Ordinance prior to the issuance of any required permits. If approved, screening shall consist of landscaping, fencing, berms, existing vegetation and other approved screening methods, as determined by the Technical Review Committee, unless conditions of a Development Standard Variance approval are more restrictive. All other solar systems located in the rear and side yards, shall follow the landscape requirements as set forth in Article 22.
8. **Glare**—Solar panels shall be designed and installed to minimize glare affecting adjacent properties, public-road-ways, airports, and public safety facilities. **Solar panels shall utilize commercially available photovoltaic panels designed with anti-reflective glass or an anti-reflective coating intended to minimize reflected sunlight and glare.**
9. **Lighting**—Lighting shall be limited to that which is required for safety, maintenance, security, or compliance with applicable federal, state, or local laws, regulations, or building codes. All exterior lighting shall be designed, installed, and maintained to minimize light trespass onto adjoining properties and public rights-of-way. Lighting fixtures shall be fully shielded and directed downward to prevent direct illumination, glare, or reflective impacts beyond the boundaries of the property, except where otherwise required by applicable codes or safety standards. Where lighting associated with a solar system is proposed as part of a major site plan, such lighting shall comply with the requirements of Article 21, Section 2140 and shall be identified and evaluated as part of the required photometric plan submitted with the major site plan application or subdivision approval process.
10. **Electrical Components**—All electrical wiring, equipment, and connections shall comply with all applicable building, electrical, and fire codes.
11. **Signage**—Only signs required by law, utility providers, manufacturers, or emergency responders shall be permitted. Advertising signs **for solar equipment** shall be prohibited. **Monument Signs for the business or community shall be permitted and shall be governed by the provisions of Article 20 of this Ordinance.**
12. **Maintenance**—The owner/owners shall maintain the solar system in ~~sage~~ **safe** operating condition, including the repair or replacement of damaged panels, supports, fencing, and electrical equipment. A Community Solar Project shall include a maintenance agreement that is a recorded document within the Dearborn County Recorder's Office. All users which benefit from the solar system shall be included as responsible parties of the solar system.

13. **Battery Storage**—Any battery storage related to the solar system shall be located within a permitted primary structure or accessory structure. Outdoor placement of battery storage equipment, including but not limited to battery containers or similar enclosures, may be permitted if the solar system abuts any commercial or industrial use or zoning district. Outdoor placement of battery storage equipment, including but not limited to battery containers or similar enclosures, shall be prohibited if the property abuts any residential or agriculture or agriculture homestead zoning districts.

14. **Drainage**—All Large-Scale Individual Solar Projects shall comply with the applicable provisions of the Dearborn County Code of Ordinances governing stormwater management, drainage, erosion control, and sediment control. Stormwater design, calculations, and supporting documentation shall be prepared in accordance with the current edition of the Dearborn County Stormwater Technical Standards Manual.

Any land disturbance of one (1) acre or more shall comply with all applicable requirements for a Construction Stormwater Pollution Prevention Plan (SWPPP), as required by the most current version of the Indiana Construction Stormwater General Permit (CSGP) and applicable State Requirements. Copies of all required permits, or evidence that permit applications have been submitted, shall be provided as part of the Major Site Plan Review process.

15. **Disconnection, Abandonment, and Decommissioning**—Any Community Solar Project that ceases to ~~has not~~ produce electricity ~~or has been inoperable~~ for a continuous period of twelve (12) months shall be considered abandoned unless the property owner or project operator demonstrates to the County that the project is temporarily inactive due to maintenance, repair, replacement, or other circumstances beyond the owner's or operator's control. Upon abandonment, the project shall be disconnected from any electrical utility or electrical service, and all solar panels, inverters, electrical equipment, mounting systems, and other associated equipment. If the project is determined to be permanently inactive, abandoned, or no longer intended to resume operation, the project shall be considered decommissioned and shall be removed by the property owner or responsible party. Removal shall include all solar panels, mounting structures, underground foundations, electrical equipment, wiring, batteries, and other associated components that are no longer in use. The site shall be restored to a condition that is consistent with the surrounding property and zoning requirements. Failure to remove an abandoned solar system within ninety (90) days following notification by the County, ~~the required timeframe~~ this shall constitute a violation of this Ordinance and may be subject to applicable enforcement and Unsafe Building provisions.

16. **Compliance**—The installation shall comply with all applicable federal, state, and local laws, regulations, building codes, electrical codes, fire codes, and utility interconnection requirements.

SECTION 1930—PERMITTING REQUIREMENTS AND STANDARDS FOR UTILITY - SCALE SOLAR PROJECTS

This section applies to all Utility-Scale Solar Projects, as defined in this Article, located within the Community Business Zoning District (B-2) and the Industrial Zoning Districts (I-1, I-2 and I-3). A Utility-Scale Solar Projects shall be principal permitted within these zoning districts and shall not be required to follow a Conditional Use process.

Utility-Scale Solar Projects proposed within **Local Business (B-1)**, Agriculture (A) and Agriculture Homestead (AH) zoning districts shall require approval of a Conditional Use by the Board of Zoning Appeals in accordance with the procedures set forth in Article 3 of this Ordinance. In addition to complying with the requirements of Article 3, all Utility-Scale Solar Projects requiring a Conditional Use approval shall comply with the procedures and development standards as set forth in Section 1930 and Section 1935.

Utility-Scale Solar Projects are prohibited within all Residential Zoning Districts.

A. Principal Permitted Utility-Scale Solar Projects Permit and Approval Requirements:

Utility-Scale Solar Projects proposed to be located within any Community Business Zoning District (B-2) and any Industrial Zoning District (I-1, I-2, and I-3) shall be a permitted use and shall be subject to the applicable Major Site Plan review process and development standards as outlined in Article 23 of this Ordinance. In addition to complying with the requirements of Article 23 of this Ordinance, all Utility-Scale Solar Projects shall comply with the development standards as outline in this Article.

All Utility-Scale Solar Projects shall obtain required permits and approvals prior to the construction, erection, placement, modification, or alteration of a Utility-Scale Solar Project, unless excepted pursuant to Section 1904 of this Article. A Building Permit shall also be obtained when required by the applicable building codes, Building Department, or other provisions of this Ordinance.

B. Development Standards for Utility-Scale Solar Projects

1. Project Size and Separation Standards:

- a. Maximum Project Site Size: A Utility-Scale Solar Project shall not exceed a maximum acreage of one thousand, **two hundred (1,200)** acres in total project area. Parcels comprising the project site are not required to be contiguous, however, each parcel included within the project shall be located within one (1) mile of at least one other parcel that is part of the same approved Utility-Scale Solar Project. The area of the

site size must be determined at the time of the application and cannot be changed through the process.

- b. Minimum Separation Between Projects: No Utility-Scale Solar Project site shall be located within ten (10) miles of another Utility-Scale Solar Project site. The required separation distance shall be measured from the nearest project boundary of one project to the nearest project boundary of the other.

- 2. **Setbacks:** The minimum required horizontal distance between a specified reference point or feature, including but not limited to a property line, public or private right-of-way, structure, dwelling, residential water well, or other protected feature identified in this Article, and the nearest solar panel or associated equipment of a Solar Energy System. Unless otherwise specified in this Article, setbacks shall be measured as the shortest horizontal distance from the reference point or feature to the nearest edge of the solar panel or associated equipment. All setbacks shall exclude perimeter fencing, electric poles, and wire necessary to connect the facility to an electric utility, access roads, required landscape buffers, stormwater management facilities, signs, agrivoltaics features, and other minor site improvements not necessarily related to solar mechanics or above ground components.

- a. Minimum Setback of any Utility-Scale Solar panel from the centerline of public roadways shall be four hundred (400) feet. This setback may be reduced to a minimum of two hundred (200) feet when **all the following enhanced** the landscape screening requirements **are provided** of Bufferyard Level 4 as governed by the provisions of Article 22 of this Ordinance. The required landscape plantings and bufferyard shall run parallel to the road right-of-way and shall be measured from the road right-of-way line. A clear and unobstructed open area shall be maintained between the required landscaping and the applicable front-yard setback line. Required fencing shall be located on the interior side of the required landscaping and shall not be placed between the roadway and the required landscaping. ~~1.) A row of Indiana native evergreens planted with a minimum height of six (6) feet at the time of planting shall be installed along the entire roadway frontage. Trees shall be planted at a maximum spacing of forty (40) feet on center and shall be staggered to provide a continuous visual screening. 2.) An earthen berm shall be constructed along the entire roadway frontage. The berm shall vary in height between two (2) feet and five (5) feet and shall be designed to provide additional visual screening. 3.) The required evergreen tree plantings shall be located between the earthen berm and adjacent public roadway.~~
- b. Minimum Setback from Adjacent Non-Participating Property lines: Any Utility-Scale Solar Projects panel shall maintain a minimum setback of **three two** hundred (200) feet from adjacent, non-participating property line. This setback may be reduced upon written consent from the adjacent, non-participating property owner, provided such consent is notarized and submitted as part of the application materials. **When a reduction in the required setback is requested, written consent shall be required from everyone non-participating property owner whose property is located within one hundred (100) feet of the Utility-Scale Solar Project's property line along the affected**

boundary. Each affected property owner shall provide a separate notarized written consent. Regardless of any waiver or written consent provided by a non-participating property owner, no Utility-Scale Solar panel shall be located closer than one hundred (100) feet from an adjacent, non-participating property line.

- c. Minimum Setback from Non-Participating Permitted Residential Dwelling: Any Utility-Scale Solar Projects panels shall maintain a minimum setback of three hundred (300) feet from adjacent, non-participating residential dwelling. This setback may be reduced upon written consent from the adjacent, non-participating residential dwelling owner, provided such consent is notarized and submitted as part of the application materials. Regardless of any waiver or written consent provided by a non-participating residential dwelling, no Utility-Scale Solar panel shall be located closer than one hundred (100) feet from an adjacent, non-participating residential dwelling.
- d. Minimum Setback for Inverters and BESS-SES: All inverters and BESS-SES associated with a Utility-Scale Solar Project shall maintain a minimum setback of six hundred (600) feet from any property line, the centerline of any public roadway, adjacent non-participating residential dwelling, and residential water well.
- e. Minimum Setback from Residential Water Wells: All Utility-Scale Solar Project panels shall maintain a minimum setback of two hundred (200) feet from any residential water well.
- f. Minimum Setback from Floodplain or Waterways (as herein defined): All Utility-Scale Solar Project equipment, excluding underground wiring, shall maintain a minimum setback of fifty (50) feet from the following: 1.) Base Flood Elevation of any floodplain or floodway; 2.) The embankment of any river, creek or stream (as mapped by the Dearborn County GIS, FEMA, IDNR, Corp of Engineers, and blue line streams); 3.) The edge of water, dam, and toe of slope of any lake, pond, or required stormwater detention/retention facility.
- g. Minimum Setback for Accessory Structures used for storage only: Any accessory structure that is located on property with a Utility-Scale Solar Project, and is only being used for the storage of materials or non-electrified equipment shall have a minimum setback of thirty (30) feet from any adjacent property line and a minimum setback of eighty (80) feet from the centerline of any public roadway. The accessory structures cannot be buildings that are used for the storage of BESS-SES.
- h. Minimum Setback from Schools (accredited by the State of Indiana) and Public Safety Facilities: Any Utility-Scale Solar Project equipment shall maintain a minimum setback of ten-thousand, five hundred, sixty (10,560) feet.
- i. Minimum Setback for Solar Arrays between two contiguous participating parcels: Where two or more contiguous parcels are participating in the same Utility-Scale Solar Project, solar panel arrays located on each participating parcel shall maintain a minimum setback of ten (10) feet from the common property line between the participating parcels. The ten (10) foot setback shall be measured from the common

property line to the nearest edge of the solar panel array. This provision shall apply independently to each participating parcel.

3. Design Features:

- a. Height Limits: The maximum height of any Utility-Scale Solar Project panels shall be limited to fifteen (15) feet, as measured from the natural grade below each panel to the top of each panel at its maximum tilt in the vertical direction. The maximum height may be increased if animal grazing or vegetable production for human consumption agrivoltaics will be used on the property. An Agrivoltaics Management Plan shall be submitted with the application. (All required plans are defined and described in Section 1935 (A)). Failure to maintain active agricultural production in accordance with the approved Agrivoltaics Management Plan for more than twelve (12) consecutive months, unless caused by weather, disease, natural disaster, or other circumstances beyond the operator's control, shall constitute a violation of this Article and may result in enforcement action, including revocation of the applicable approval. Upon notification of a violation, the operator shall have twelve (12) months to correct the violation and restore agricultural production in accordance with the approved Agrivoltaics Management Plan. If the violation is not corrected within twelve (12) months after written notice of the violation, the County may take additional enforcement action, including revocation of the applicable approval, as authorized by this Ordinance.
- b. Fencing: All Utility-Scale Solar Projects and their appurtenant structures and improvements shall be located, fenced or otherwise secured in a manner that prevents unauthorized access. Exempted from this secured area would be the required landscaping and buffer areas. ~~If fencing is used,~~ The site must be completely fenced perimeter. The fencing shall be ~~wildlife-friendly~~ designed and installed to allow the movement of small and medium-sized wildlife while maintaining the security and operational requirements of the solar facility. Fencing shall meet the following minimum standards: ~~and shall include a clearance at the bottom of six (6) inches to allow smaller animals to go under the fence. The fencing shall be a maximum of six (6) feet in height and designed to be harmonious with the natural surroundings to the extent feasible.~~
 - i. The bottom of the fence shall maintain a minimum clearance of six (6) inches above finished grade to provide passage for small wildlife.
 - ii. The fence shall not include solid panels, woven materials, or other continuous barriers that prevent wildlife movement through the fence.
 - iii. The fence shall consist of grid-style mesh fence with graduated spacing, welded wire panels, or similar open fencing material that permits visibility and wildlife passage.

- iv. The fence shall not include barbed wire, razor wire, or other sharp materials along the bottom or top portion of the fence where such materials could impede or injure wildlife.
- v. The fence shall follow the existing grade to the extent practicable and shall not include continuous solid foundations or other barriers beneath the fence that would prevent wildlife from passing underneath.
- vi. Gates and other access points shall be constructed and maintained in a manner consistent with these wildlife-friendly fencing requirements.

At least two emergency-access gates shall be provided unless the Fire Department determines that fewer gates are adequate of an entrance with a locking gate access that is a minimum of 20 feet wide. Access to these locked gates shall be outlined in the required Fire Safety and Emergency Response Plan as outlined in Section 1935 of this Article.

- c. Access locations from County Road and State and Federal Highways: All access locations serving a Utility-Scale Solar Project shall be designed, located, and constructed to provide safe and efficient access for construction, operation, maintenance, inspection, and emergency response activities. Access locations shall comply with all applicable requirements of Article 24 of this Ordinance, the Indiana Department of Transportation (INDOT), the Federal Highway Administration (FHWA), and any other applicable roadway authority having jurisdiction over the roadway.

Construction drawings and site plans shall identify all proposed access points, including temporary construction entrances and permanent operational access locations. The submittal shall include the location of all access drives, classification of the public roadway served, sight distance evaluations, traffic control measures, proposed access widths, and any required roadway improvements.

The Applicant shall obtain all required permits and approvals from INDOT for any access points located along State-maintained roadways and shall comply with all applicable INDOT access standards, design requirements, and permitting conditions. Documentation of all required roadway access approvals shall be submitted to the Dearborn County Planning and Zoning Department prior to issuance of applicable construction permits.

- d. Minimum **Public** Roadway Width for Access: No access entrance serving a Utility-Scale Solar Project shall be permitted from a County-maintained roadway having a pavement width of sixteen (16) feet or less at the proposed point of access. If access from a County-maintained roadway having a pavement width of sixteen (16) feet or less is proposed, the Applicant shall enter into an Economic Development Agreement, approved by the Dearborn County Board of Commissioners, providing for the improvement of the County roadway to correct all existing width deficiencies

from the project access point to the nearest County roadway classified as a Collector. Such improvements shall be designed and constructed in accordance with the standards of the Dearborn County Highway Department and any other applicable roadway authority.

For purposes of determining and complying with the sight distance and spacing requirements established in Article 24 of this Ordinance, any project access point connecting a Solar Energy System to a public County roadway shall be considered a Commercial Driveway, regardless of the underlying zoning district or use of the property.

- e. Internal Access Roads: Utility-Scale Solar Projects shall provide internal access roads or emergency access lanes to allow for safe operation, maintenance, inspection, and emergency response activities. No continuous solar panel array shall extend more than five hundred (500) feet without an internal access road, fire access lane, or other approved emergency access route.
Internal access roads shall meet the following minimum standards:
 - i. Road Width: Internal access roads shall have a minimum improved width of twenty (20) feet;
 - ii. Turning Radius: All internal access roads and drive aisles shall provide a minimum outside turning radius of forty-six (46) feet and a minimum inside turning radius of twenty-eight (28) feet to accommodate emergency response vehicles;
 - iii. Road Construction: Internal access roads shall be designed and constructed to support emergency vehicles under all-weather conditions and shall consist of the following minimum section:
 - 1. Compacted and stabilized subgrade capable of supporting emergency vehicles;
 - 2. A minimum total aggregate depth of twelve (12) inches, compacted;
 - 3. A minimum surface course of six (6) inches of compacted crushed stone or gravel.
 - 4. Geotextile fabric or other stabilization measures shall be incorporated when recommended by a qualified engineer based on soil conditions or site-specific factors.
 - iv. Drainage and Slope: Internal access roads shall be designed to provide adequate drainage. The finished cross slope of access roads shall be between two percent (2%) and five percent (5%).
 - v. Maximum Grade: The maximum grade of any access road shall not exceed eight percent (8%).

- vi. Unless greater standards are specifically required and approved by the applicable Fire Department based on site conditions and emergency access considerations, the above standards are the minimum.
- f. Landscaping Buffers: All Utility-Scale Solar Projects shall have the following landscape requirements:
 - i. Along public roadways (front yard setback): The required landscaping shall be governed by provision B(2)(a) of this Section, if setback reduction is requested. If no front yard setback reduction is granted, then no landscaping required.
~~and property lines. Exempted from the landscape requirements along common property lines of the same Utility-Scale Solar Project.~~
 - ii. ~~Where the front yard setback of four hundred (400) feet is provided, there shall be a row of Indiana native evergreens planted with a minimum height of six (6) feet at the time of planting shall be installed along the entire roadway frontage. Trees shall be planted at a maximum spacing of forty (40) feet on center and shall be staggered to provide a continuous visual screening. The other alternative for front landscape buffer is outline in this section as outlined for reduction of front yard setback.~~
 - iii. Along rear and side yard setbacks: The required landscaping shall be governed by Article 22 of this Ordinance, using Bufferyard Level One, Option One or Option Two (only). ~~A row of Indiana native evergreen trees shall be installed within all required side and rear yard buffer areas. Evergreen trees shall have a minimum height of six (6) feet at the time of planting and shall be spaced no more than sixty (60) feet on center in a staggered pattern to provide continuous visual screening.~~ The required number of new evergreen trees may be reduced where existing mature trees provide equivalent or greater visual screening. Existing mature trees proposed to satisfy all or a portion of this requirement shall be identified on the submitted Landscape Plan and shall be protected and preserved throughout the life of the project and any construction. Any reduction in the required number of new plantings shall be based on the extent to which the existing mature trees provide equivalent screening, as determined by the Plan Commission or its designee. If any existing mature trees used to satisfy this requirement are removed, die, or otherwise fail to provide the required screening, replacement plantings shall be installed within the next appropriate planting season to restore compliance with the approved Landscape Plan.
 - iv. Ground Cover: All areas beneath and surrounding ground-mounted Utility-Scale Solar Projects shall be established and maintained with perennial, pollinator-friendly seed mixes consisting primarily of native grasses, wildflowers, and flowering plants beneficial to pollinators.
An alternative vegetation plan may be approved where an Agrivoltaics Management Plan has been submitted and approved in accordance with this

Article. Under an approved Agrivoltaics Management Plan, vegetation beneath and between solar panels may consist of forage grasses or other vegetation necessary for livestock grazing, or areas may be cultivated for the commercial production of vegetables or other agricultural crops intended for human consumption.

Notwithstanding the approved alternative vegetation plan, all areas located between the internal access drives and the perimeter security fencing shall be established and maintained with perennial, pollinator-friendly seed mixes consisting primarily of native grasses, wildflowers, and flowering plants.

- g. Woodland Preservation and Wildlife Corridors: The removal of existing trees and woodland for the development of a Utility-Scale Solar Project shall be limited to the minimum extent reasonably necessary to accommodate the approved development. A minimum of thirty percent (30%) of the existing woodland area located within the project site shall be preserved and maintained in its natural condition. Preserved woodland shall, to the greatest extent practicable, consist of contiguous areas rather than isolated or fragmented tree stands and shall be located to preserve, maintain, or enhance existing wildlife corridors, habitat connections, stream corridors, riparian areas, and other areas of ecological significance.

The applicant shall identify all existing woodland areas proposed for removal and preservation on the required site plans. The applicant shall also identify existing or potential wildlife corridors that cross or adjoin the project site and shall demonstrate how the proposed development has been designed to maintain reasonable connections between preserved woodland areas and adjacent off-site habitat. Clearing of woodland that would sever an existing significant wildlife corridor shall be avoided unless the applicant demonstrates that no reasonable alternative exists.

Woodland Area is defined as a continuous, contiguous tract of land at least one (1) acre in size and 120 feet in width, featuring a tree canopy coverage of 10% or greater containing native timber-producing trees of any size, or which has had such canopy cover in the past or in the future and is naturally or artificially regenerating. This definition excludes active agricultural orchards, nurseries, or land subject to non-forest uses that prevent normal tree regeneration (such as regularly mowed grass fields).

- h. Lighting: Exterior lighting for a Utility-Scale Solar Project shall be limited to that necessary for safety, security, emergency response, and operational purposes. The use of decorative or architectural lighting is prohibited.

Where exterior lighting is proposed or required, the applicant shall submit a detailed Lighting Plan demonstrating compliance with all applicable County, State, and Federal regulations. The Lighting Plan shall identify the location, height, type of

fixture, mounting details, lumen output, shielding, direction of illumination, hours of operation, and photometric information for all proposed lighting.

All exterior lighting shall be fully shielded and directed downward to minimize off-site light trespass and glare onto adjacent properties and public roadways. Lighting shall be the minimum intensity necessary to ensure safe operation of the facility and shall utilize motion sensors, timers, or other controls where practical to reduce unnecessary illumination.

- i. Noise: The Applicant shall submit a Noise Evaluation Report prepared by a qualified acoustical professional for each Utility-Scale Solar Project. The report shall evaluate all project components capable of generating noise, including, but not limited to, inverters, transformers, substations, Battery Energy Storage Systems (BESS), HVAC or cooling equipment, backup generators, and any other mechanical or electrical equipment associated with the project. Under normal, continuous equivalent level operating conditions, the Utility-Scale Solar Project shall not produce sound levels exceeding fifty-five (55) A-weighted decibels (dBA), measured at the property line nearest to the principal residential dwelling on an adjoining non-participating property, unless a higher level is specifically authorized by this Ordinance or applicable law. The County may require post-construction sound testing by a qualified acoustical professional to verify compliance with the approved Noise Evaluation Report and the requirements of this Article. If testing demonstrates noncompliance, the owner or operator shall implement corrective measures and achieve compliance within a timeframe established by the County. See Section 1935 (J) for standards and requirements of a Noise Evaluation Report.
- j. Fire Protection Water Supply Pond: Each separate parcel of a Utility-Scale Solar Project shall provide a minimum of one fire protection water supply pond. The number of ponds provided can only be reduced by the Board of Zoning Appeals and in consideration of the local fire department's recommendations. The typical design requirements shall include:
 - i. Dedicated water volume—The system must be capable of producing a minimum flow of 600 gallons per minute (GPM) and shall be functional prior to connection of the solar field to the grid.
 - ii. Access Drive as designed in previous development standards of this section.
 - iii. Dry Hydrant—The hydrant shall be placed within 20 feet of the field entrance and 20 feet from the edge of the improved access drive. A dry hydrant can provide a permanent connection between the pond and fire apparatus. The system should be designed to minimize suction losses and allow reliable drafting during an emergency.
 - iv. The pond shall have an overflow and emergency spillway designed to meet the standards as outline in the MS4 Technical Stormwater Standards Manual.
 - v. An electric H-panel control station must be installed near the hydrant, within 20 feet of the discharge area.

- vi. The H-panel must be clearly labeled for fire department use only, and a lockable enclosure and key must be provided to all emergency services within the response area.
- vii. The hydrant and panel system must be inspected annually, with maintenance logs submitted to the Planning and Zoning Department and responding fire department.
- viii. The size of the pond shall be established by the parcel size, size of the solar arrays on each parcel, and input from the Fire Department and Emergency Management Agency.

A Fire Protection Water Supply Pond shall not be required where adequate water pressure and water supply are available to serve the project site, as determined and confirmed in writing by the servicing water utility. The written confirmation shall be submitted with the project application and shall identify the available water pressure and supply capacity. Where the servicing water utility confirms that adequate water pressure and supply are available, fire hydrants shall be provided at each access entrance to the project site and shall be located in accordance with applicable fire protection and emergency access requirements.

- k. Signage: All Utility-Scale Solar Projects and associated appurtenant structures shall include a permanent metal identification sign not exceeding four (4) square feet in area. The sign shall be installed at the primary site access and shall be clearly visible from the entrance to the facility. The sign shall be located outside the public right-of-way and outside the required sight triangles for intersecting roadways.

At a minimum, the identification sign shall display:

- 1. The name of the facility;
- 2. The name of the owner and operator;
- 3. A twenty-four (24) hour emergency contact telephone number;
- 4. The physical address of the site; and
- 5. Any additional emergency information required by the County or emergency response agencies.

The identification sign shall not be illuminated unless required by applicable federal, state, or local law or regulation.

A warning sign identifying the presence of high voltage shall be installed in a conspicuous location on or immediately adjacent to all pad-mounted transformers, substations, Battery Energy Storage Systems (BESS), and other electrical equipment where required by applicable codes or industry standards.

No other signs shall be permitted on the site, except for signs required by this Article, applicable law, utility requirements, or emergency response agencies. Advertising signs, banners, flags, logos, or other promotional signage are prohibited.

4. **Drainage:** All Utility-Scale Solar Projects shall comply with the applicable provisions of the Dearborn County Code of Ordinances governing stormwater management, drainage, erosion control, and sediment control. Stormwater design, calculations, and supporting documentation shall be prepared in accordance with the current edition of the Dearborn County Stormwater Technical Standards Manual.

~~Where required by applicable law, the Applicant shall obtain an Erosion Control Permit, Stormwater Construction Permit, or other required drainage permit.~~ Any land disturbance of one (1) acre or more shall comply with all applicable requirements for a Construction Stormwater Pollution Prevention Plan (SWPPP), as required by the most current version of the Indiana Construction Stormwater General Permit (CSGP) and applicable State Requirements. Copies of all required permits, or evidence that permit applications have been submitted, shall be provided as part of the Major Site Plan review process.

Stormwater calculations, drainage studies, and supporting engineering documentation are not required as part of the Conditional Use application. Such information shall be submitted during the Major Site Plan review process and shall be approved prior to the issuance of any Improvement Location Permit or commencement of site development.

5. **Wetland Delineation Study:** A document submitted as part of a Utility-Scale Solar Project permit application that identifies all jurisdictional wetlands, streams, floodplains, floodways, and other regulated environmental features located on or adjacent to the project site. The plan shall include a wetland delineation prepared by a qualified professional, identify all applicable permits and approvals required by the Indiana Department of Natural Resources (IDNR), the Indiana Department of Environmental Management (IDEM), the U.S. Army Corps of Engineers, and any other applicable local, state, or federal agency, and demonstrate how the project will avoid, minimize, and mitigate impacts to regulated environmental resources. The Wetland Delineation and Environmental Compliance Plan shall comply with the requirements of this Article and all applicable laws, regulations, and permitting requirements. See Section 1935 (H) for standards and requirements of this study.
6. **Landscape Management Plan:** A document submitted as part of a Utility-Scale Solar Project permit application that identifies the proposed landscaping, screening, buffering, pollinator habitat, vegetation establishment, maintenance, replacement, irrigation (if applicable), invasive species control, and long-term management of all landscaped areas within the project site. The Landscape Management Plan shall demonstrate compliance with the landscaping and screening requirements of this Article and shall include a schedule for installation, maintenance, inspection, and replacement of plant materials throughout the operational life of the project. See Section 1935 (E) for standards and requirements of this plan.
7. **Road Use and Maintenance Agreement and Management Plan:** A document submitted as part of a Utility-Scale Solar Project application that identifies the Applicant's responsibilities for the use, maintenance, repair, and restoration of public roads, bridges, and related infrastructure affected by the construction, operation, maintenance, or decommissioning of the Solar Energy System. The Road Use and Maintenance Agreement

shall comply with the requirements of this Article. See Section 1935 (F) for standards and requirements of this plan and agreement.

8. **Fire Safety, Signage and Emergency Response Plan:** A document submitted as part of a Utility-Scale Solar Project permit application that identifies the measures, procedures, and equipment necessary to provide for fire prevention, emergency response, site access, emergency communications, required signage, hazard identification, emergency shutoff procedures, and coordination with local emergency service providers. The Fire Safety, Signage, and Emergency Response Plan shall comply with the requirements of this Article and all applicable local, state, and federal laws, regulations, and adopted fire codes. See Section 1935 (B) for standards and requirements of this plan.
9. **Solar Emergency Response Fund:** A fund that is a dedicated financial account established by the solar facility owner or operator to provide the County with readily available funds to address emergency service needs, equipment, training, or unforeseen costs associated with being prepared for an emergency with a solar energy facility. The fund shall be maintained throughout the operational life of the facility in an amount established by the County and shall be separate from any decommissioning financial assurance required by this Ordinance. Use of the fund by the County shall not relieve the owner or operator of its responsibility for the facility or its obligation to reimburse the County for costs incurred in responding to an emergency. See Section 1935 (C) for requirements of this fund.
10. **Property Value Protection Program:** A document submitted as part of a Utility-Scale Solar Project application that describes the Applicant's proposed program, financial assurance, and procedures for addressing qualifying claims of diminished fair market value for non-participating properties that are attributable to the construction or operation of the Solar Energy System. The Property Value Protection Program shall comply with the requirements of this Article. All eligible non-participating, owner-occupied property owners shall be labeled on the plan submittal for the Conditional Use application and number of participating property owner shall be confirmed by the Planning and Zoning Department. See Section 1935 (G) for standards and requirements of this program.
11. **Economic Development Agreement:** A document submitted as part of a Utility-Scale Solar Project permit application that identifies the Applicant's commitments to economic development benefits associated with the project, including, where applicable, local investment, employment opportunities, infrastructure improvements, workforce development, community contributions, emergency response agencies, and other negotiated public benefits. The Economic Development Agreement shall identify the parties to the agreement, the duration of the commitments, implementation schedules, reporting requirements, and any financial obligations, and shall comply with the requirements of this Article. See Section 1935 (I) for standards and requirements of this agreement.
12. **Decommissioning Plan:** A required document with any Utility-Scale Solar Project submitted with an application describing the proposed decommissioning, removal, site restoration, and reclamation of the solar energy system in accordance with the requirements of this Article. See Section 1935 (D) for standards and requirements of this plan.

13. Licensing and Insurance: The applicant, project owner, developer, operator, and any contractor responsible for the construction or operation of a Solar Energy System shall maintain all licenses, registrations, certifications, and permits required by applicable federal, State, and local laws and regulations. Prior to issuance of any required zoning or construction approval, the applicant shall provide the County with satisfactory documentation demonstrating that all required licenses and authorizations are current and valid.

The applicant, project owner, developer, and operator shall maintain insurance coverage appropriate to the proposed project and in accordance with all applicable laws and regulations. Such insurance shall include, at a minimum, general liability coverage and workers' compensation coverage where required by law. Dearborn County shall be named as an additional insured on the project's general liability insurance policy, to the extent permitted by law and available under the applicable insurance policy. The applicant shall provide the County with a current certificate of insurance and, upon request, documentation verifying the required coverage and additional insured status.

Required licensing and insurance shall be maintained throughout the construction, operation, and decommissioning of the project. Any lapse in required licensing or insurance shall constitute a violation of this Ordinance, and proof of current licensing and insurance shall be provided to the County upon request.

SECTION 1935—UTILITY-SCALE SOLAR PROJECTS REQUIRED PLANS AND MANAGEMENT DOCUMENTS

This Section shall apply to all management plans, operational plans, emergency response plans, studies, protection plans, and other supporting documents required for the development, construction, operation, maintenance, or decommissioning of a Utility-Scale Solar Project. The applicant shall be responsible for identifying and submitting all plans, studies, reports, and other documentation required by the applicable Development Standards, this Ordinance, and the conditions or requirements established by the Board of Zoning Appeals. The Board of Zoning Appeals may require additional plans, studies, or documentation when reasonably necessary to demonstrate compliance with this Ordinance, address site-specific conditions, protect public health, safety, and welfare, or ensure the proper construction, operation, maintenance, and decommissioning of the Utility-Scale Solar Project. The detailed plans identified below are not required to be submitted as part of the Conditional Use process. However, approval of Major Site Plan Permit shall not be granted until all plans required by the Board of Zoning Appeals as part of its Conditional Use approval have been submitted and approved by the appropriate reviewing agency. As applicable to the subject plan, review and approval may be required by the Planning and Zoning Department, the EMA Director, Highway Engineer, Fire Department, and County Commissioners. Not every plan shall require review or approval by every agency listed above.

A. Agrivoltaics Management Plan

An Agrivoltaics Management Plan shall be submitted with the application for any Solar Energy System proposing dual-use agricultural operations. The plan shall be prepared by the property owner, operator, or qualified agricultural professional and shall demonstrate that agricultural production will remain an active and integral use of the property throughout the life of the Solar Energy System. At a minimum, the plan shall include the following:

1. Description of Agricultural Operation
 - Identification of the proposed agricultural activity, including livestock grazing, crop production, specialty crops, orchards, vineyards, apiaries, or other approved agricultural uses.
 - Identification of the agricultural operator, if different from the property owner.
2. Site Plan
 - Delineation of the acreage dedicated to agrivoltaic operations.
 - Location of solar arrays, fencing, gates, access roads, water sources, utility infrastructure, and agricultural activity areas.
 - Areas reserved exclusively for agricultural production.
3. Animal Grazing Plan (if applicable)
 - Species and breed of livestock.
 - Estimated number of animals.
 - Grazing density and stocking rates.

- Rotational grazing schedule.
 - Fencing and livestock containment methods.
 - Water supply locations and watering systems.
 - Supplemental feeding practices, if any.
 - Animal health and biosecurity practices.
 - Seasonal grazing schedule.
4. Crop Production Plan (if applicable)
- Crops proposed for cultivation.
 - Estimated acreage devoted to each crop.
 - Planting and harvest schedule.
 - Irrigation methods.
 - Soil fertility management.
 - Weed and pest management practices.
 - Expected annual yields.
 - Equipment used for cultivation and harvesting.
5. Soil and Vegetation Management
- Soil conservation practices.
 - Erosion control measures.
 - Vegetation maintenance beneath and around solar panels.
 - Pollinator habitat or cover crop management, if proposed.
6. Compatibility with Solar Facility
- Description of how agricultural activities will coexist with the solar infrastructure.
 - Minimum panel clearance necessary for agricultural operations.
 - Access routes for agricultural equipment.
 - Measures to prevent damage to solar equipment from agricultural operations.
7. Agricultural Performance Standards
- Expected level of agricultural production.
 - Annual documentation demonstrating continued agricultural use.
 - Procedures for replacing failed crops or livestock operations.
8. Annual Reporting: The operator shall submit an annual report to the County documenting continued agricultural production, including:
- Agricultural activities conducted during the previous calendar year.
 - Acreage actively utilized.
 - Crop yields or livestock inventory.
 - Photographs documenting agricultural operations.
 - Any significant changes to the Agrivoltaics Management Plan.
9. Annual Inspection: The operator shall allow the County to conduct periodic inspections to verify compliance with the approved Agrivoltaics Management Plan.

B. Fire Safety, Signage and Emergency Response Plan

To protect the safety of first responders, property owners, and surrounding communities, all Utility-Scale Solar Projects shall incorporate appropriate fire prevention, fire protection,

suppression, detection, monitoring, and emergency response measures consistent with nationally recognized best practices and coordinated with the applicable local fire and emergency response agencies. All fire safety plans, systems, equipment, and infrastructure shall comply with or exceed the applicable requirements of the National Fire Protection Association (NFPA), including NFPA 855, *Standard for the Installation of Stationary Energy Storage Systems*, as amended, where Battery Energy Storage Systems are included as part of the Utility-Scale Solar Project, and all applicable Indiana Fire Codes and other applicable State and local fire safety requirements. Where applicable standards conflict, the more stringent requirement shall apply, unless otherwise prohibited by law.

A Fire Safety, Signage and Emergency Response Plan shall be submitted with any Utility-Scale Solar Project project. The Plan shall be prepared by a qualified professional with appropriate experience in fire protection, emergency response, electrical systems, or solar energy facilities, as applicable, and shall be developed in coordination with the local fire department and other applicable emergency response agencies. The Plan shall be updated whenever there is a material change to the facility, including changes to the site layout, electrical equipment, Battery Energy Storage Systems, access roads, ownership, emergency contacts, or emergency response procedures.

1. Fire Prevention and Protection—The plan shall identify measures to minimize the potential for fire and shall address, at a minimum:
 - a. Identification of potential fire hazards associated with photovoltaic panels, electrical conductors, transformers, inverters, substations, switchgear, BESS, and other facility components;
 - b. Fire prevention practices to be followed during construction, operation, maintenance, vegetation management and decommissioning;
 - c. Procedures for responding to electrical fires, vegetation fires, equipment fires, transformer fires, BESS incidents, and other reasonably foreseeable emergencies;
 - d. Identification of fire protection equipment, fire suppression systems, detection and monitoring systems, and other protective measures required by applicable codes and standards;
 - e. Procedures for shutting down, isolating, or disconnecting electrical equipment during an emergency;
 - f. Identification of locations where energized equipment may remain energized following an emergency shutdown;
 - g. Procedures for addressing damaged, overheated, burning, or otherwise compromised photovoltaic equipment and electrical components;
 - h. Provisions for controlling combustible vegetation and maintaining required vegetation-management areas;
 - i. Procedures for reporting fires, hazardous conditions, equipment failures, and other emergencies to the appropriate emergency response agencies; and

- j. Training and emergency-response information necessary for local emergency personnel to safely respond to incident at the facility.
- 2. Emergency Access—The Utility-Scale Solar Project shall provide and maintain emergency access routes sufficient to allow fire apparatus and other emergency vehicles to safely access all portions of the facility requiring emergency response. The plan shall identify all emergency access roads, fire lanes, gates, access points, turnaround areas, bridges, fire protection water supply ponds, and other features necessary for emergency response. Emergency access routes shall remain unobstructed and shall be maintained throughout the life of the facility. The operator of a Utility-Scale Solar Project must provide an emergency (knox) box with keys to the site and equipment lockers on site at the main entrance or an alternative emergency access solution to the site approved by the EMA Director.
- 3. Emergency Contact Information—The plan shall provide current emergency contact information for the facility owner, operator, responsible facility manager, and other persons capable of providing immediate assistance to emergency responders. At least one responsible contact shall be available on a twenty-four (24) hour basis. Contact information shall be updated whenever there is a change in ownerships, operation, or responsible personnel.
- 4. Site Identification and Signage as listed in the development standards.
- 5. Emergency Site Plan—A current emergency site plan shall be provided to the local fire department and other applicable emergency response agencies and shall be maintained at the facility. The emergency site plan shall identify, at a minimum:
 - a. Property boundaries and surrounding roads;
 - b. All facility access points and emergency access routes;
 - c. Gates, locks, and emergency access provisions;
 - d. Solar panel arrays and equipment locations;
 - e. Inverters, transformers, substations, switchgear, and other electrical equipment;
 - f. BESS, where applicable;
 - g. Fire hydrants, water sources, fire suppression equipment, and other available fire protection resources.;
 - h. Emergency disconnects and shutdown locations;
 - i. Areas containing hazardous materials or other significant hazards;
 - j. Other information determined necessary by the local fire department or emergency response agency.
- 6. Emergency Response Coordination and Training—Prior to commencement of operation, the applicant or facility operator shall coordinate with the local fire department and applicable emergency response agencies regarding site access, facility hazards, emergency shutdown procedures, electrical hazards, BESS, and other site-specific emergency response considerations. The owner or operator shall provide reasonable opportunities for emergency responders to become familiar with the facility and shall provide updated information when

material changes are made to the facility. This training shall be offered annually for all first responders and paid for by the applicant.

7. **Inspection and Maintenance**—Fire protection equipment, emergency access routes, emergency signage, gates, locks, monitoring systems, detection systems, and other emergency response infrastructure shall be inspected and maintained in accordance with applicable codes, manufacturer requirements, and the approved Plan. Deficiencies that could impair emergency response shall be corrected promptly.
8. **Standards**—All fire prevention, protection, detection, suppression, electrical safety, emergency response, and signage requirements shall comply with applicable Indiana Fire Codes, applicable Indiana Building and Electrical Codes, applicable NFPA standards, and other requirements established by the authority having jurisdiction. Where Battery Energy Storage Systems are included, the applicable requirements of NFPA 855, as amended, shall be incorporated into the design and emergency response procedures. Nothing in this Section shall be construed to limit the authority of the local fire department, State Fire Marshal, or other authority having jurisdiction to require additional fire protection or emergency response measures as authorized by law.
9. **Availability of Plan**—A current copy of the approved Fire Safety, Signage, and Emergency Response Plan shall be maintained by the facility owner or operator and shall be made available to the County, local fire department, emergency response agencies, and other applicable authorities upon request.

C. Solar Emergency Response Fund

The applicant shall provide direct financial support to local first responders as follows:

The County Council shall create a dedicated “Solar Emergency Response Fund” to support local emergency services. The Applicant shall be required to make an initial deposit of one hundred thousand dollars (\$100,000) into this fund prior to the issuance of the Major Site Plan Permit. This initial deposit is required to provide the equipment and materials necessary for local departments to combat the unique fire and safety requirements associated with the solar project.

For the life of the project, the Applicant shall make annual payments of fifty thousand dollars (\$50,000), which shall be indexed at an annual increase of three percent (3%) after the first year of the project. Each payment shall be provided, each year, on or before February 1st of each year. All funds deposited into this account shall be distributed among emergency response agencies at the joint discretion of the County Commissioners and EMA Director to address equipment, training, and operational needs related to the project. ~~Any funds deposited into this account must be utilized by the receiving agencies within twelve (12) months following the date of receipt.~~

Rules and Restrictions for Distributing the funds

1. The fund remains restricted to fire, EMS, EMA and emergency-response purposes.
2. Money is distributed based on the location of the project and the agencies responsible for responding to the location.
3. If multiple agencies have jurisdiction, funds may be divided according to a written interagency agreement.
4. A portion can be reserved for capital equipment and training, rather than distributing the entirety of the deposit each year.
5. Unused funds remain in the fund and roll over to the following year.
6. The fund cannot be used for general County expenditures unrelated to emergency response.
7. The applicant cannot direct how the funds are spent.
8. The County Commissioners and the EMA Director authority maintain control of expenditures.
9. Expenditures should be documented and auditable.
10. The funding obligation shall continue for the operational life of the solar facility, not terminate after construction.
11. Upon completion of the decommissioning of the project and satisfaction of all applicable decommissioning obligations, any remaining funds in the escrow account shall be distributed as one final payment to the primary fire and EMS department serving the jurisdiction in which the project is located.

Emergency Damage and Repair Deposit—The owner or Operator of a Utility-Scale Solar Project shall establish and maintain an Emergency Damage and Repair Escrow in the minimum amount of two hundred thousand dollars (\$200,000) prior to commencement of construction. The escrow shall provide sufficient funds that are immediately available to address damage sustained by the Solar Field as a result of a fire, natural disaster, equipment failure, accident, or other emergency event. The funds may be used for emergency stabilization, repairs, replacement of damaged infrastructure or equipment, removal of damaged or hazardous materials, debris removal, site stabilization, and other costs necessary to protect public health and safety and prevent the damaged facility from creating additional hazards or property damage. If any portion of the escrow is utilized, the Owner or Operator shall replenish the escrow to the required \$200,000 balance within thirty (30) days of written notice from the County. The County may draw upon the deposit or financial security when the Owner or Operator fails to promptly address emergency conditions or when immediate action is necessary to protect the public, emergency responders, or surrounding properties. The emergency deposit shall be maintained throughout the operational life of the Utility-Scale Solar Project and shall be in addition to, and separate from, any decommissioning financial assurance or Solar Emergency Response Fund required by this Ordinance.

D. Decommissioning Plan

The purpose of the Decommissioning Plan is to ensure that a Utility-Scale Solar Project is properly removed and the property restored when the facility has reached the end of its useful life, is no longer actively operating, or is otherwise required to be decommissioned pursuant to this Ordinance. The Decommissioning Plan shall provide for the safe, orderly, and complete removal of the solar energy facility and restoration of the site in a manner that protects public health, safety, property, and the environment.

1. Required Plan: A Decommissioning Plan shall be submitted with the application for a Utility-Scale Solar Project and shall be approved prior to issuance of the Major Site Plan Permit. The Plan shall be prepared by a qualified professional and shall be sufficiently detailed to demonstrate the manner in which the facility will be decommissioned and the property restored. The approved Decommissioning Plan shall remain applicable throughout the operational life of the facility and shall be updated when significant changes are made to the facility.
2. Decommissioning Triggers: Decommissioning shall be required when any of the following occurs:
 - a. The Utility-Scale Solar Project ceases operation for a continuous period of twelve (12) months, unless the Owner or Operator demonstrates to the satisfaction of the Director of Planning or designee that the facility is being repaired, replaced, or otherwise actively restored to operation;
 - b. The Owner or Operator provides written notice that the facility will no longer be operated. This notice shall be provided to the Planning and Zoning Department ninety (90) days prior to the commencement of the decommissioning;
 - c. The Conditional Use, Major Site Plan Permit, or other applicable approval is revoked or expires and the facility is no longer authorized to remain in operation;
 - d. The facility has reached the end of its life and the Owner or Operator elects not to repower or replace the facility; or
 - e. Decommissioning is otherwise required by this Ordinance or an approved agreement.
3. Decommissioning Scheduled: The Owner or Operator shall notify the Planning and Zoning Department in writing within ninety (90) days of determining that a decommissioning trigger has occurred. Decommissioning activities shall commence within one hundred twenty (120) days of the applicable trigger and shall be completed within twelve (12) months, unless a different timeframe is approved by the Director of Planning or designee due to weather, environmental conditions, availability of equipment, permitting requirements, or other circumstances beyond the reasonable control of the Owner or Operator.
4. Road Use and Maintenance Agreement and Management Plan: The Road Use and Maintenance Agreement and Management Plan shall be provided for both the construction and decommissioning phases of the project. The decommissioning phase shall follow the procedures and requirements as governed in Section 1935(F) of this Article.

5. Required Removal: Decommissioning shall include the removal of all above-ground and all below-ground equipment (regardless of the depth), structures, and improvements associated with the Solar Field, including, but not limited to:

- a. Photovoltaic modules and mounting systems;
- b. Racking, trackers, underground foundations associated with the arrays, piles, and support structures;
- c. Inverters, transformers, substations, switchgear, and other electrical equipment;
- d. BESS and associated equipment, where applicable;
- e. Underground and above ground Electrical wiring and conduit, except where otherwise approved to remain;
- f. Operations and maintenance buildings and other accessory structures constructed specifically for the solar project;
- g. Fencing, gates, Signage, lighting, and security equipment;
- h. Meteorological equipment and communication equipment;
- i. Underground and above ground utility infrastructure dedicated solely to the solar project;
- j. Access roads, parking areas, equipment pads, and other site improvements that are not approved to remain; and
- k. Any other equipment or improvements specifically identified for removal in the approved Decommissioning Plan.

6. Optional Removal: Certain improvements may be permitted to remain on the property following decommissioning, subject to the written approval of the property owner and the Planning and Zoning Department. Such improvements may be identified in the approved Decommissioning Plan; however, the property owner may request a change to the improvements proposed to remain at the time decommissioning is performed. Any improvement permitted to remain on the property shall be limited to those improvements determined by the Planning and Zoning Department to be acceptable for continued use or retention on the property. All improvements that remain, shall be the responsibility of the property owner as the commencement of the decommissioning. All other improvements associated with the Solar Energy System shall be removed in accordance with the approved Decommissioning Plan.

- a. Access roads and driveways — particularly where the road provides useful continued access to the property.
- b. Gravel or aggregate areas — such as existing parking, equipment staging, or access areas that can serve another legitimate property use.
- c. Culverts and drainage crossings — where they remain necessary and functional for the property.
- d. Drainage improvements — swales, ditches, detention/retention facilities, or other stormwater improvements that continue to serve the property.

- e. Fencing — potentially useful where the property owner intends to continue agricultural, livestock, forestry, or other uses requiring fencing.
- f. Gates — particularly gates associated with retained access roads or fencing.
- g. Landscaping and screening — including established trees, shrubs, buffers, and other vegetation installed as part of the project.
- h. Pollinator habitat or established vegetation areas — where the property owner intends to maintain them.
- i. Fire protection improvements — such as a fire-protection pond, hydrants, or associated infrastructure, if still necessary or useful.
- j. Wells or water supply improvements — if useful for the property's continued use.
- k. Underground drainage or utility infrastructure — where it is necessary for another lawful use of the property.
- l. Permanent erosion-control improvements — where they provide an ongoing benefit to the property.
- m. Grading improvements — where the grading is compatible with the property's future use and does not create drainage or erosion problems.
- n. Permanent foundations or concrete pads — which can be useful to the property owner in building other structures after decommissioning.
- o. Accessory Structures—that were used for the storage of materials
- p. Agricultural improvements — such as farm lanes, livestock fencing, water facilities, or other improvements that existed before the solar project or were specifically approved for continued agricultural use.

~~Underground Infrastructure: Underground electrical lines, conduit, foundations, piles, and other below-ground improvements shall be removed to a depth specified in the approved Decommissioning Plan unless the Owner or Operator demonstrates that removal would cause greater environmental damage or site disturbance than leaving the infrastructure in place. Any infrastructure approved to remain shall be properly abandoned, documented and identified on the final site restoration plans.~~

7. Recycling and Disposal: Decommissioned equipment and materials shall be reused, recycled, or disposed of in accordance with applicable Federal, State and local laws. Solar panels, batteries, electrical equipment, metals, and other materials shall be transported to appropriately recycling, recovery, or disposal facilities. Hazardous materials shall be handled and disposed of in accordance with applicable environmental requirements. The project owner or operator shall provide the Planning and Zoning Department with documentation demonstrating the proper recycling, recovery, reuse, or disposal of decommissioned equipment and materials upon completion of decommissioning. Such documentation may include receipts, weight tickets, recycling certificates, disposal manifests, facility acceptance records, or other documentation sufficient to verify the destination and disposition of the materials.
8. Land Disturbance: All Utility-Scale Solar Projects shall comply with all applicable provisions of the Dearborn County Code of Ordinances governing stormwater management, drainage, erosion control, and sediment control within the Decommissioning Plan. Supporting

documentation shall be prepared in accordance with the current edition of the Dearborn County Stormwater Technical Standards Manual.

Any land disturbance of one (1) acre or more shall comply with all applicable requirements for a Construction Stormwater Pollution Prevention Plan (SWPPP), as required by the most current version of the Indiana Construction Stormwater General Permit (CSGP) and applicable State requirements. Copies of all required permits, or evidence that required permit applications have been submitted, shall be provided as part of the Decommissioning Plan.

9. Site Restoration: Following removal of the Solar Field, the property shall be restored to a condition reasonably compatible with the property's permitted or approved land use. Restoration shall include, as applicable:
 - a. Removal of foundations, equipment pads, roads, fencing, and other improvements required to be removed;
 - b. Removal of debris and construction materials;
 - c. Regarding areas disturbed by decommissioning;
 - d. Restoration of drainage patterns and stormwater management features;
 - e. Replacement of topsoil or other soil amendments necessary to restore productive agricultural or vegetation with appropriate native or approved vegetation;
 - f. Stabilization of disturbed areas to prevent erosion and sedimentation;
 - g. Reseeding or revegetation with appropriate native or approved vegetation;
 - h. Restoration of agricultural areas to a condition suitable for agricultural production, where applicable and acceptable to the property owner; and
 - i. Repair or restoration of public or private roads, drainage facilities, fencing, or other property damaged as a result of decommissioning activities.
10. Decommissioning Financial Assurance: Prior to commencement of construction, the Owner or Operator shall establish and maintain financial assurance sufficient to cover the County's reasonably anticipated cost of decommissioning the Utility-Scale Solar Project and restoring the property. The financial assurance shall be in a form a surety bond or other financial instrument approved by the County. The financial assurance shall name or otherwise secure the interests of the County and shall remain in effect for the operational life of the facility until the County determines that decommissioning and site restoration have been satisfactorily completed.
11. Financial Assurance Review: The amount of required financial assurance shall be reviewed and updated at least every five (5) years and may be adjusted to reflect changes in the cost of labor, equipment, transportation, disposal, recycling, inflation, or other factors affecting the estimated cost of decommissioning. The financial assurance shall be maintained in an amount equal to one hundred fifty percent (150%) of the then-current estimated cost of decommissioning the Utility-Scale Solar Project and restoring the property. The decommissioning cost estimate shall be prepared or certified by a qualified professional and shall be submitted to the Planning and Zoning Department for review and approval. The

financial assurance shall be calculated without consideration of the anticipated salvage value of solar panels, equipment, or other materials. If the updated cost estimate results in an increase in the required financial assurance, the Owner or Operator shall increase the financial assurance to the required amount within ninety (90) days of written notice from the County.

12. County Access and Enforcement: The County shall have the right to inspect the property, upon reasonable notice and as otherwise authorized by law, to determine compliance with the approved Decommissioning Plan. If the Owner or Operator fails to timely commence or complete required decommissioning, the County may pursue any enforcement remedy available under this Ordinance or applicable law, including utilization of the required financial assurance to complete decommissioning and restoration.
13. Change of Ownership: The Owner or Operator shall notify the Planning and Zoning Department in writing of any transfer of ownership or operational control of the Solar Field. Any successor owner or operator shall assume all obligations associated with the approved Decommissioning Plan and required financial assurance. The County may require an updated Decommissioning Plan or financial assurance documentation following a transfer of ownership.
14. Final Decommissioning Inspection and Release of Financial Assurance: Upon completion of all decommissioning activities and required site restoration, the Owner or Operator shall submit a written request to the Planning and Zoning Department for a final decommissioning inspection. The County shall conduct an inspection of the property to verify that all required solar equipment, structures, foundations, electrical infrastructure, fencing, access improvements, debris, and other facility-related materials have been removed in accordance with the approved Decommissioning Plan and that the site has been properly restored, stabilized, and revegetated as required. The Owner or Operator shall provide any documentation reasonably requested by the County to demonstrate completion of the required work, including photographs, disposal or recycling receipts, restoration documentation, and certification by a qualified professional when required.

The financial assurance shall not be released until the Director of Planning or designee determines, in writing, that all applicable decommissioning and site restoration requirements have been satisfactorily completed. If deficiencies are identified during the final inspection, the Owner or Operator shall correct such deficiencies within the timeframe established by the Director of Planning or designee. The County may retain all or a portion of the financial assurance until the deficiencies have been corrected and the required final inspection has been successfully completed. Upon written approval of final decommissioning, the County shall authorize the release or termination of the financial assurance in accordance with the terms of the applicable financial instrument.

E. Landscape Management Plan

Prior to approval of a Major Site Plan for a Utility-Scale Solar Project, the Applicant shall submit a Landscape Management Plan prepared in accordance with the requirements of this Article. The purpose of the Landscape Management Plan is to ensure the installation, establishment, maintenance, and long-term management of required landscaping, screening, buffering, and vegetation areas throughout the operational life of the Solar Energy System.

The Landscape Management Plan shall include, at a minimum, the following:

1. Landscape Plan: A detailed site plan identifying all required landscape areas, including perimeter buffers, screening areas, earthen berms, pollinator habitat areas, vegetative ground cover areas, areas designated for agrivoltaics, and any other required plantings.
2. Planting Specifications: A list of all proposed plant materials, including common and scientific names, quantities, sizes at installation, spacing, planting methods, and maintenance requirements. All required trees, shrubs, and vegetation shall comply with the standards established within this Article.
3. Screening and Buffering: Identification of all required visual screening areas, including evergreen plantings, existing vegetation to be preserved, earthen berms, and other approved screening methods.
4. Pollinator Habitat and Vegetation Management: Identification of areas requiring perennial pollinator-friendly seed mixes, native plants, grasses, or other approved vegetation. Where an Agrivoltaics Management Plan is approved, the Landscape Management Plan shall identify areas used for agricultural production, grazing, or other vegetation management practices.
5. Installation Schedule: A schedule for installation of all landscaping, including the timing of planting, seeding, stabilization, and establishment of vegetation.
6. Maintenance Program: A description of ongoing maintenance practices, including watering, mowing, weed control, invasive species management, replacement of dead or diseased plant materials, reseeding, and corrective actions necessary to maintain compliance with approved landscaping requirements.
7. Woodland Preservation Areas: Required Woodland Preservation Areas shall be clearly identified on the plan. The plan shall distinguish between existing woodland areas proposed for removal and existing woodland areas required to remain and be preserved. The boundaries and acreage of each area shall be identified on the plan.
8. Inspection and Reporting: The Owner or Operator shall establish and maintain a schedule for periodic inspections of the Utility-Scale Solar Project to verify continued compliance with the approved Landscape Management Plan. Inspections shall be conducted annually and shall be documented and retained, and a consolidated report shall be submitted every two (2) years. Each report shall document the condition and maintenance of required landscaping, screening, vegetation, pollinator areas, wildlife corridors, and other landscape improvements required by the approved Plan, and shall identify any areas requiring corrective action. Any deficiencies identified through the inspection shall be corrected within the timeframe established by the Director of

Planning or designee. The Owner or Operator shall maintain records of all inspections, maintenance activities, corrective actions, and landscape replacements and shall make such records available to the County upon request.

F. Road Use and Maintenance Agreement and Management Plan

Prior to the issuance of any Improvement Location Permit for a Utility-Scale Solar Project, the Applicant shall submit a Road Use and Maintenance Agreement and Management Plan for review and approval by the Dearborn County Highway Department, Dearborn County Planning and Zoning Department, and the Dearborn County Board of Commissioners. The purpose of the Agreement and Management Plan is to identify designated construction traffic routes, establish roadway use requirements, document existing roadway conditions, minimize impacts to the traveling public, and ensure the repair or restoration of public infrastructure damaged as a result of project-related activities.

The Road Use and Maintenance Agreement and Management Plan, including all applicable roadway inspection, documentation, financial assurance, repair, restoration, and maintenance requirements established therein, shall apply to both the construction and decommissioning of the Utility-Scale Solar Project. Prior to commencement of decommissioning activities, the Applicant or project owner shall comply with the approved Road Use and Maintenance Agreement and Management Plan and shall provide any updated roadway condition survey, traffic routes, financial assurance, or other documentation required by the County to address anticipated decommissioning-related traffic and activities.

The Applicant or project owner shall be responsible for the repair or restoration of any public roadway, bridge, culvert, drainage structure, shoulder, signage, or other public infrastructure determined by the County to have been damaged as a result of construction, decommissioning, or other project-related activities. The plan shall include the following:

1. **Designated Haul Routes:** Identification of all proposed construction haul routes, traffic routes, oversize or overweight vehicle routes, delivery routes, and emergency access routes to and from the project site. The following should be included with the haul routes:
 - a. Identification of state and local roads to be used;
 - b. Proposed phasing schedule and projected daily truck trips;
 - c. Weight restrictions and avoidance of bridges due to weight restrictions;
 - d. Temporary road closures or detour request;
 - e. Traffic safety controls including flaggers, signage, dust suppression;
 - f. Notification procedures to local law enforcement, Fire/EMS, schools, post offices, and INDOT
2. **Pre-Construction Roadway Survey and Inventory:** A professional engineering assessment of the condition of all County roads, bridges, culverts, intersections, shoulders, drainage

facilities, signs, and other public infrastructure located along designated haul routes prior to construction. The survey shall include written documentation, photographs, videos, and GIS mapping where required by the County. The Applicant shall be responsible for all costs and expenses incurred in conducting the pre-construction roadway survey, including the cost of any qualified engineer, consultant, inspection, documentation, or other professional services required by the County.

3. Roadway Protection Measures: Proposed methods to minimize damage to public roads and infrastructure, including vehicle weight restrictions, dust control, mud tracking prevention, roadway sweeping, erosion control, and protection of drainage facilities.
4. Roadway Improvements: Identification of any temporary or permanent roadway improvements required to safely accommodate construction traffic, including roadway widening, turn lanes, culvert replacements, shoulder improvements, intersection modifications, signage, or pavement improvements.
5. Maintenance Responsibilities: Identification of the Applicant's responsibility for maintaining designated haul routes during construction, including roadway cleaning, debris removal, drainage maintenance, snow removal where applicable, and maintaining safe travel conditions.
6. Construction Staging and Truck Deliveries: The Road Use and Management Plan shall identify designated areas for the staging, queuing, loading, and unloading of construction vehicles and equipment associated with the Solar Energy System project. The applicant shall provide an off-site staging area of sufficient size to accommodate semi-trucks and other large delivery vehicles awaiting access to the project site. The Plan shall also identify an on-site truck pull-off or staging area sufficient to allow delivery vehicles to enter and wait on the project site without obstructing the public roadway.

Construction deliveries shall be scheduled and managed to minimize the number of delivery vehicles arriving at the project site at the same time. Semi-trucks and other construction vehicles shall not queue, stage, park, load, or unload on a public roadway or within the public right-of-way while waiting for access to the project site. The applicant shall be responsible for coordinating deliveries so that vehicles can be received and accommodated within the designated staging and pull-off areas. The Road Use and Management Plan shall include procedures for managing delivery schedules and vehicle queuing during periods of peak construction activity.

7. Financial Assurance: Prior to commencement of construction, the Applicant shall provide a road assurance bond, cash escrow, or other form of financial security acceptable to Dearborn County, payable to Dearborn County, to assure the repair and restoration of public roads, bridges, culverts, drainage structures, shoulders, signage, and other public infrastructure that may be damaged as a result of project-related construction traffic.

The amount of the road assurance security shall be established by the County based upon a written cost estimate prepared by a professional engineer licensed in the State of Indiana and approved by the Dearborn County Highway Department. The estimate shall consider, at

a minimum, the length and type of public roads to be utilized by project-related construction traffic, existing roadway conditions, anticipated construction traffic and heavy-haul vehicles, bridges and culverts, drainage structures, shoulders, intersections, and other public infrastructure reasonably expected to be affected by construction activities.

The required financial security shall be established at one hundred twenty percent (120%) of the engineer's estimated cost of potential roadway and public infrastructure restoration. The additional twenty percent (20%) shall serve as a contingency for unforeseen restoration requirements, changes in construction costs, engineering and inspection expenses, traffic control, mobilization, and other reasonable costs associated with restoring affected public infrastructure.

The required amount shall be established prior to issuance of any zoning permit or commencement of construction, as applicable, and shall remain in effect until the County determines that the post-construction inspection has been completed and all project-related damage has been satisfactorily repaired or restored.

The existence of the road assurance security shall not limit the Applicant's obligation to repair or replace public infrastructure damaged by project-related activities. If the cost of required repairs exceeds the amount of the posted security, the Applicant shall remain responsible for all additional costs.

8. Post-Construction Inspection: Upon completion of construction, the Applicant shall participate in a post-construction inspection conducted by the professional engineering consultant who performed the pre-construction roadway and infrastructure survey, in coordination with the Dearborn County Highway Department. The purpose of the post-construction inspection shall be to compare the condition of public roadways and infrastructure with the conditions documented in the pre-construction survey.

Any damage, deterioration, or impairment to public roads, bridges, culverts, drainage structures, shoulders, signage, or other public infrastructure determined by Dearborn County to have resulted from or been caused by project-related construction traffic or activities shall be repaired, restored, or replaced by the Applicant at no cost to Dearborn County. All repairs or replacement work shall be completed in accordance with applicable County standards and to the satisfaction of the Dearborn County Highway Department. The Applicant shall be responsible for all reasonable costs associated with the inspection, documentation, repair, restoration, or replacement of affected public infrastructure.

G. Property Value Protection Program

1. Applicable Non-participating Owners: The Applicant for a Utility-Scale Solar Project shall provide a Property Value Protection Program for all eligible non-participating property

owners. Eligibility shall be limited to owner-occupied residential properties containing a habitable dwelling that existed as of the date the Conditional Use application for the Utility-Scale Solar Project was approved by the Board of Zoning Appeals.

The Property Value Protection Program shall not apply to vacant land, rental properties, seasonal residences, commercial properties, or any property owned by a participating landowner. The Property Value Protection Program shall not cover property that subdivided for any reason through the period of the guarantee. The program shall be contingent upon the claimed loss in property value not being caused, in whole or in part, by acts of God, natural disasters, weather-related events, market conditions, changes made by the property owner, lack of property maintenance, casualty losses, changes in the number of structures on the property, or any other factor unrelated to the construction or operation of the Utility-Scale Solar Project.

To qualify for the Property Value Protection Program, the property shall meet all of the following criteria:

- a. The property is owned by the same owner of record at the date of the Conditional Use approval.
- b. The property contains a legally permitted, habitable residential dwelling.
- c. The dwelling is located on property that is within one thousand five hundred (1,500) feet of the project boundary of the Utility-Scale Solar Project, measured from the nearest property line of the Solar Field to the nearest property line of the eligible residential parcel.
- d. The property is owner-occupied as demonstrated by all of the following:
 - i. The property receives the Homestead Standard Deduction or Homestead Credit, as applicable, through the records of the Dearborn County Assessor's Office.
 - ii. The owner's deeded tax mailing address is the same as the physical address of the property.
 - iii. The physical address of the property matches the address listed on the property owner's valid driver's license or state-issued identification card.

The Applicant shall be responsible for offering participation in the Property Value Protection Program to all eligible property owners meeting the requirements of this Section.

2. **Notification of Eligible Participation:** Within thirty (30) days of the granting of the Conditional Use, the applicant shall provide each eligible owner with written notice by certified mail to the owner's address of record as set forth in the property tax records of Dearborn County describing the terms of the guarantee. To qualify for the guarantee each property owner must notify the Utility-Scale Solar Project applicant within ninety (90) days of the mailing notice of his or her intent to participate. Copies of all notices and acceptances shall be provided to the Planning and Zoning Department.

3. Appraisals: The applicant shall thereafter obtain and submit to the property owner an Indiana licensed appraiser's report containing the appraised fair market value (as of January 1st of the year it is being produced) of the owner's property within sixty (60) days following the date of the applicant's receipt of the property owner's notice. **In determining the fair market value of the property, the appraisal shall exclude any diminution or other effect on property value attributable to any known, proposed, or pending Solar Energy System project.**

Property owner may accept the value of the property based on the appraisal or may obtain his or her own appraisal prepared by an Indiana licensed appraiser at the expense of the property owner. If the owner's appraisal is less than or within 5% above the applicant's appraisal, the guaranteed value shall be the average of the two appraisals. If the owner's appraisal is more than 5% above the applicant's appraisal and the owner is not willing to accept the applicant's appraisal, the two appraisers shall agree upon a third Indiana licensed appraiser, to be paid for 50% by applicant and 50% by the property owner, who shall appraise the property and whose appraised value shall be the guaranteed value for that property.

4. Period of Guarantee: The period of the guarantee shall be for a period of five years following the issuance of the final certificate of occupancy or use for the operation of the Utility-Scale Solar Project. The guarantee shall extend only to the owners of record as of the date of the approval of the Conditional Use and not to the assignees or subsequent owners or purchasers.
5. Qualifying Conditions for Compensation: In the event any property covered by this guarantee is listed for sale by a licensed real estate broker for a period of not less than six (6) months and during such period, the property owner either does not receive an offer or receives an offer below the guaranteed value, the property owner, subject to the restrictions below, shall notify the applicant of the intent to exercise property owner's right under this guarantee program. Within thirty (30) days of the receipt of this notice the applicant shall do one of the following:
- Authorize property owner to accept the pending bona fide offer and to pay the property owner at closing of the sale the difference between the purchase price set forth in the offer and the guaranteed value.
 - A Bona Fide Offer to purchase the property shall be from an independent, unrelated third party and shall not be made by a family member of the property owner. Offers between family members or other related parties shall not qualify as Bona Fide Offers for purposes of this provision.

Family Member: For purposes of the Property Value Protection and Guarantee provisions of this Article, "Family Member" means the property owner's spouse, parent, child, sibling, grandparent, grandchild, stepparent, stepchild, stepsibling, parent-in-law, child-in-law, sibling-in-law, grandparent-in-law, or grandchild-in-law, and includes the corresponding relationships created by adoption, legal guardianship, or remarriage. A Family Member shall also include any person residing

in the same household as the property owner who has a familial relationship with the property owner. A purchase offer made by a Family Member, or by an entity owned or controlled by a Family Member or by the property owner, shall not constitute a Bona Fide Offer for purposes of this guarantee program.

The applicant shall have the responsibility of providing sufficient documentation to establish that a purchase offer submitted for purposes of this guarantee program does constitute a transaction between the property owner and a Family Member, related party, or other party that is ineligible under this provision. The applicant may request reasonable documentation from the property owner or other available sources to verify the eligibility of the purchaser and the bona fide nature of the offer. If the applicant contends that a purchase offer does not qualify as a Bona Fide Offer, the applicant shall provide documentation supporting that determination to the property owner.

The transfer of ownership of a property covered by this guarantee through inheritance upon the death of the property owner shall not, by itself, terminate or otherwise affect the property's eligibility under the Property Value Protection and Guarantee provisions of this Article. An heir or beneficiary who acquires the property through inheritance shall assume the rights and eligibility associated with the property under this guarantee, subject to all other applicable requirements and conditions of the guarantee program. An inherited transfer shall not be considered a purchase or sale transaction for purposes of determining whether an offer constitutes a Bona Fide Offer.

- c. Immediately take steps to purchase the dwelling from the property owner at the guaranteed value with such purchase to be completed within sixty (60) days of receipt by the applicant of notice by the property owner of the property owner's failure to receive a bona fide offer for the guaranteed value after having the listed the property for a period of six months with a licensed real estate broker.

In any case in which there is a purchase offer pending for which the property owner expects to make a claim under this guarantee, the property owner shall provide a copy of such offer to the applicant. In the even the applicant is required to purchase the property owner's property, the property owner shall convey fee simple title to the property, free and clear of all liens and encumbrances by delivery of a Warranty Deed. At the closing, the applicant shall pay for preparation of the warranty deed, vendor's affidavit, all title insurance fees, and closing fees.

6. Contingency of Guaranteed Valued: The applicants obligations under this program are expressly made contingent up the property owner performing routine maintenance and repairs on the dwelling, the dwelling or property being in the same condition on the date of the sale as it was on the date of the appraisal, the delivery of the property free and clear of all liens and subject only to such easements and other encumbrances commonly accepted in

residential real estate transactions, and the property owner conveying fee simple title to the property to the applicant by recordable Warranty Deed at closing. This program is not a guaranteed payout. It applies only if a property is actually sold, a real offer is received, and an independent appraiser confirms a loss caused specifically by the project. If no impact is determined, the applicant is not liable for payment.

H. Wetland Delineation Study and Environmental Compliance

A Wetland Delineation Study shall be submitted as part of the Utility-Scale Solar Project permit application when wetlands, streams, waterways, floodways, or other regulated environmental resources may be present on or adjacent to the project site. The study shall be prepared by a qualified professional in accordance with applicable federal, state, and local requirements and shall identify the location, extent, classification, and jurisdictional status of all regulated environmental features within the project area.

The Wetland Delineation Study shall, at a minimum, include the following:

1. Wetland Identification and Delineation: A field investigation identifying all potential wetlands, waters of the United States, streams, waterways, and other regulated aquatic resources located within the project boundary and areas potentially impacted by construction or operation of the Utility-Scale Solar Project.
2. Delineation Methodology: Documentation of the methodology utilized for the delineation, including applicable federal wetland delineation procedures, field data collection methods, vegetation, soil, and hydrologic evaluations, and supporting documentation necessary to establish wetland boundaries.
3. Wetland Mapping: A detailed map identifying the location and boundaries of all identified wetlands, streams, waterways, drainage features, floodplains, floodways, and other regulated environmental resources. Mapping shall include project boundaries, proposed improvements, access roads, solar arrays, equipment areas, and any proposed impacts.
4. Agency Coordination and Permitting: Documentation of coordination with applicable regulatory agencies, including, but not limited to, the Indiana Department of Natural Resources (IDNR), Indiana Department of Environmental Management (IDEM), U.S. Army Corps of Engineers, and any other applicable local, state, or federal agencies.
5. Avoidance, Minimization, and Mitigation: Identification of measures taken to avoid and minimize impacts to wetlands and other regulated resources. Where impacts cannot be avoided, the Applicant shall provide documentation of all required permits, approvals, mitigation plans, or compensatory mitigation requirements established by applicable regulatory agencies.
6. Regulatory Compliance: The Applicant shall obtain all required permits, approvals, and authorizations from applicable agencies prior to construction activities that may impact regulated wetlands, waterways, or other protected environmental resources. Copies of issued permits, approvals, or agency correspondence shall be submitted to the Dearborn County Planning and Zoning Department as part of the Major Site Plan review process.

The Wetland Delineation Study shall comply with all applicable requirements of the U.S. Army Corps of Engineers, the Indiana Department of Environmental Management (IDEM), the Indiana Department of Natural Resources (IDNR), and any other applicable federal, state, or local regulatory authority. Approval of a Utility-Scale Solar Project by Dearborn County shall not relieve the Applicant from obtaining any required environmental permits or approvals from applicable regulatory agencies.

I. Economic Development Agreement

As a condition of approval for a Utility-Scale Solar Project, the Applicant may be required to enter into an Economic Development Agreement with Dearborn County. The purpose of the Economic Development Agreement is to identify and secure financial commitments, guarantees, community benefits, and other obligations associated with the construction, operation, maintenance, and decommissioning of the Utility-Scale Solar Project.

The Economic Development Agreement shall not be established for the purpose of providing tax abatements, tax exemptions, or reductions in assessed property taxes. The intent of the Agreement is to provide financial assurances and commitments from the Applicant to Dearborn County related to the potential impacts, costs, and public service demands associated with the Utility-Scale Solar Project.

The Economic Development Agreement shall be signed prior to the issuance of a Zoning Permit.
~~The Board of Zoning Appeals may require the Applicant to submit an Economic Development Agreement as part of the Conditional Use approval process; however,~~ Final review, approval, acceptance, and execution of the Economic Development Agreement shall be subject to approval by the Dearborn County Board of Commissioners.

The Economic Development Agreement may address, but is not limited to, the following:

1. Financial guarantees, fees, reimbursements, or other monetary commitments intended to offset impacts associated with the Utility-Scale Solar Project.
2. Commitments related to public infrastructure, including roads, bridges, drainage systems, emergency services, and other County facilities impacted by the project.
3. Community benefit commitments, including support for public safety, conservation initiatives, parks and recreation, or other public programs.
4. Financial assurances related to compliance with approved plans, conditions of approval, restoration obligations, or other requirements established by this Article.
5. A schedule for implementation of all commitments, responsible parties, and performance requirements.
6. Reporting requirements to demonstrate compliance with the approved Agreement.
7. Provisions ensuring that all obligations remain binding upon any successor owner, operator, or entity assuming ownership or operational responsibility for the Utility-Scale Solar Project.

8. Enforcement provisions, including notice of noncompliance, opportunity to cure deficiencies, and other remedies available under the Agreement or applicable law.

No Economic Development Agreement shall become effective unless approved and executed by the Dearborn County Board of Commissioners. Approval of a Conditional Use by the Board of Zoning Appeals shall not be interpreted as approval of the Economic Development Agreement unless and until the Agreement has been approved and executed by the Dearborn County Board of Commissioners.

J. Noise Evaluation Report

At a minimum, the Noise Evaluation Report, **which shall include a certified Ambient Noise Baseline Study**, shall include the following:

1. Existing daytime and nighttime ambient (baseline) sound levels measured at the property line nearest the principal dwelling on each adjoining non-participating property.
2. **The projected operational sound levels generated by all noise-producing components of the Utility-Scale Solar Project, including cumulative sound levels where multiple noise sources operate simultaneously. The noise analysis shall model the Utility-Scale Solar Project under reasonably foreseeable maximum operational conditions, including simultaneous operation of applicable inverters, transformers, cooling systems, tracking equipment, battery energy storage systems, and other noise-producing equipment proposed as part of the project.**
3. **Manufacturer's technical specifications and sound power or sound pressure level data for all proposed noise-generating equipment.**
4. The projected maximum levels of infrasonic sound, ultrasonic sound, impulsive noise, and prominent discrete tones at the property line nearest the principal dwelling on each adjoining non-participating property.
5. A map identifying:
 - a. The project boundary;
 - b. The study area;
 - c. Sound monitoring locations;
 - d. All noise-generating equipment; and
 - e. The location of the nearest occupied dwellings and other sensitive receptors.
6. Identification of any proposed noise mitigation measures, including equipment selection, sound barriers, enclosure design, increased setbacks, or other methods necessary to reduce operational noise.
7. **Shall include bot A-weighed (dBA) and C weighted (dBC) measurements and shall be submitted as past of the application at the sole expense of the applicant.**
8. **The Noise Evaluation Report and Ambient Noise Baseline Study shall be prepared, signed, and certified by a qualified acoustical professional with demonstrated experience in environmental noise assessment and sound modeling.**

9. The Noise Evaluation Report shall identify the measurement methodology, equipment used, calibration procedures, measurement duration, measurement intervals, and applicable acoustical standards used in conducting the study. Measurements shall include Leq and Lmax sound levels and shall document relevant weather and environmental conditions, including wind speed and direction, temperature, humidity, and precipitation.

Post-Construction Noise Evaluation: Within ninety (90) days following commencement of commercial operation, the project owner shall obtain and submit to the Planning and Zoning Department a post-construction Noise Evaluation Report prepared by a qualified acoustical professional. The evaluation shall measure operational noise at the same or comparable locations identified in the approved pre-construction Noise Evaluation Report and shall verify compliance with the applicable noise standards of this Article.

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SECTION 1940—LARGE, COMMUNITY AND UTILITY-SCALE SOLAR PROJECTS

POST CONSTRUCTION

Following completion of construction, all Large-Scale Individual Solar Projects, Community Solar Projects, and Utility-Scale Solar Projects shall be subject to additional post-construction requirements to verify that the project has been constructed and is being operated in accordance with the approved plans and this Article. These requirements shall include, but are not limited to the following:

- A. As-Built Plans and Project Modification: Upon completion of construction and prior to final project approval or operation, the Applicant shall submit final As-Built Construction Plans to the Dearborn County Planning and Zoning Department. The As-Built Plans shall accurately depict the final location and configuration of all improvements, including, but not limited to, solar arrays, utilities, fencing, structures, inverters, transformers, Battery Energy Storage Systems (where applicable), substations, landscaping, earthen berms, stormwater management facilities, access roads, and other associated site improvements.

The As-Built Plans shall be prepared, signed, and certified by a professional engineer licensed in the State of Indiana and shall be submitted to the Dearborn County Planning and Zoning Department in both paper and electronic formats. Electronic submissions shall include GIS-compatible shapefiles or other digital formats approved by the Planning Director.

Any deviation from the approved Major Site Plan shall be clearly identified on the As-Built Plans and shall be subject to review by the Planning Director or the Planning Director's designee. Modifications determined to be substantial or inconsistent with the approved plans may require amendment of the Major Site Plan, additional approvals, or a modification hearing before the Board of Zoning Appeals.

- B. Ownership and Operator Changes: The Applicant, owner, operator, or successor in interest shall notify the Dearborn County Planning and Zoning Department in writing of any change in ownership, controlling interest, or operational responsibility for the Utility-Scale Solar Project throughout the life of the project. Written notice shall be provided within thirty (30) days of the effective date of the change.

Any change in ownership or operational responsibility may require the submission of an updated Decommissioning Agreement, financial assurance, Property Value Protection Program, or other documentation required by this Article, subject to review and approval by the County.

All conditions of approval, agreements, financial assurances, permits, and obligations associated with the Utility-Scale Solar Project shall be binding upon and automatically transferred to any successor owner, operator, or entity assuming ownership or operational responsibility for the project.

C. Post Construction Inspections: Upon completion of construction and prior to final project acceptance or commencement of electrical operation, the applicant shall notify the Dearborn County Planning and Zoning Department that construction is completed and request a final post-construction inspection. The County may conduct one or more inspections, to verify compliance with all approved plans, permits, conditions of approval, and the requirements of this Article. These inspections include, but are not limited to all permitting departments of Dearborn County, local EMS Director, local Fire Departments, and any State or Federal agencies that required permits through the process.

At a minimum, the post-construction inspections shall include the following:

1. Verification that the Utility-Scale Solar Project has been constructed in accordance with the approved Major Site Plan, approved construction drawings, conditions of approval, and all applicable permits.
2. Review of the certified As-Built Construction Plans prepared by a professional engineer licensed in the State of Indiana.
3. Verification of the location of all solar arrays, inverters, transformers, substations, BESS-SES, fencing, gates, landscaping, earthen berms, stormwater facilities, access roads, utilities, and other site improvements.
4. Verification that all required setbacks, landscaping, buffering, and screening have been installed in accordance with approved plans.
5. Verification of stormwater and drainage as-builts and locations.
6. Verification of public roadways, haul routes, and traffic route conditions.
7. Verification of safety and operational requirements and security measures have been installed. Confirmation that all required emergency response information has been provided to local emergency service providers.
8. Submittal of a Compliance Certification: The applicant shall submit written certification from the appropriate design professionals stating that all improvements have been constructed in substantial compliance with the approved plans and applicable engineering standards. If the County determines that the Utility-Scale Solar Project has not been constructed in compliance with the approved plans, permits, or conditions of approval, the applicant shall correct all deficiencies identified by the county prior to the final project acceptance or within a timeframe established by the Planning Director or designee. The County may withhold final acceptance, certificates, permits, or the release of financial assurances until all deficiencies have been satisfactorily corrected.

SECTION 1945—CONDITIONAL USE AND ZONING PERMIT EXPIRATION AND REVOCATION

- A. Conditional Use Expiration: Failure to obtain an approval of a Zoning Permit within two (2) years of the date of the Conditional Use approval by the Board of Zoning Appeals, shall cause the Conditional Use approval to expire, unless a one-time extension has been approved by the Board of Zoning Appeals prior to the expiration date. Any extension granted by the Board shall be for a period determined by the Board and shall not exceed one (1) additional year.
- B. Zoning Permit Expiration: Failure to commence construction within one hundred twenty (120) days from the date of approval of the Major Site Plan Permit, shall cause the Major Site Plan to expire. Upon expiration of the Major Site Plan Permit, all associated approvals and permits that are dependent upon the Major Site Plan Permit, may also expire, unless authorized by the Director of Planning or designee.
- C. Construction Halted: If construction authorized by a Major Site Plan Permit is commenced and subsequently discontinued or halted for a continuous period exceeding one hundred twenty (120) days, the Major Site plan Permit may be revoked by the Director of Planning or designee. Upon revocation, the Director of Planning or designee may require the property to be restored or the approved development to be decommissioned in accordance with the applicable provisions of this Ordinance. Any required decommissioning or restoration shall be completed within one hundred twenty (120) days of written notice of revocation, unless a different timeframe is approved by the Director of Planning or designee.