

Regional Planning Stormwater Advisory and Educational Subcommittee Annual Meeting:

Date: November 9th, 2022

Location: Fairfield County Records Center, 210 East Main Street, Lancaster, Ohio 43130

Attendance: **Jonathan Ferbrache** (Fairfield County Soil and Water Conservation District), **Molly Gilleland** (Fairfield County Soil and Water Conservation District), **Lindel Jackson** (Hunter's Run Conservancy District), **Tiffany Nash** (Fairfield County Emergency Management Agency), **Nathan Ralph** (Franklin County Public Health), **Todd May** (Fairfield County Engineer's Office), **Chad Lucht** (Fairfield County Soil and Water Conservation District), **Tommy Springer** (Fairfield County Soil and Water Conservation District), **Josh Troyer** (Fairfield County Soil and Water Conservation District), **Nikki Drake** (Fairfield County Soil and Water Conservation District), **Rahel Babb** (Ohio Environmental Protection Agency), **Wesley Sluga** (Ohio Environmental Protection Agency), **Mitch Noland** (Fairfield County Engineer's Office), **Josh Anders** (Fairfield County Utilities), **Kyle Seitz** (Licking County Soil and Water Conservation District), **Jade Heizer** (Ohio Division of Wildlife), **Greg Butcher** (City of Pickerington), **Denise Crews** (City of Lancaster), **Tony Vogel** (Fairfield County Utilities), **James Mako** (Fairfield County Regional Planning Commission)

Via teleconference: **Don Rector** (City of Pickerington), **Marshall Cooper** (Ohio Environmental Protection Agency), **Cathy Jerbic** (Violet Township Citizen), **Amanda Wolin** (Village of Lithopolis), **Matt Weber** (City of Pickerington)

Fairfield Department of Health, Liberty Township, and the City of Canal Winchester were not represented at this meeting

Meeting called to order at 2:00pm by subcommittee chair, Jonathan Ferbrache. Jonathan gave a description of the purpose of the subcommittee and gave time for introductions. Jonathan reviewed the meeting agenda, gave a brief description of the responsibilities of the subcommittee, and outlined subcommittee voting rights.

Election of Chair and Vice-Chair from subcommittee members:

Voting Rights were described as follows:

Violet Township- 2 members (Chad Lucht is their designee when one is not present)

Liberty Township- 1 member

City of Pickerington- 2 members

City of Lancaster- 2 members

Soil and Water Conservation District- 1 member

County Utilities- 1 member

County Engineer- 1 member

Village of Lithopolis- 1 member

City of Canal Winchester-1 member

Minutes from the meeting held on November 4th, 2021, were reviewed. Amanda Wolin made a motion to approve the minutes. Chad Lucht seconded. Vote was taken. All in favor. Motion passed.

Jonathan opened the floor for public comments. Cathy Jerbic, a resident of Violet Township, presented her comments (See Exhibit A).

Jonathan presented this year's suggested policies from the Fairfield County Farm Bureau which were received in advance of this meeting (See Exhibit B).

Jonathan requested an update from Wesley Sluga from the Ohio Environmental Protection Agency (OEPA) on the status of the OEPA Construction General Permit as the permit cycle is coming to an end.

Wesley gave an update on the OEPA Construction General Permit. OEPA is renewing this permit and the current construction general permit is set to expire on April 22nd, 2023. In the coming weeks, they will share the permit with the general public for comments on their updates, although no major differences are expected in the new permit. After the 5-year permit cycle ends, permit coverage for existing construction activity will extend for 180 days after the current permit expires. After these 180 days, the permit will be terminated, and a new permit will have to be issued. Some of the updates include:

- "Stormwater" will now be one word instead of two
- Infiltrating practices (table 4B practices) will need to provide in-field infiltration data
- Pedestrian trails are now eligible for Ohio Department of Transportation (ODOT) standards for Best Management Practices (BMPs)

- Language changes for redevelopment: if a project had previous permit credit they are no longer covered
- The alternative BMP process will be updated to match New Jersey EPA's program management
- Electronic record keeping for Separate Storm Sewer Systems (SWP3) will now be allowed per the United States EPA guidelines

Wesley gave an update on how the construction of solar projects related to the construction general permit. There are many solar projects across the state, currently totaling around 100,000 acres, that are in some stage of development. Most of these solar projects are on the western half of the state but are likely to move into Fairfield County with the relatively flat terrain. These projects vary in size and are typically done on previously agricultural land. Leases are acquired in 20-30 year periods for the land. Wesley said that typically, the panels are single axis tracking panels which require a bit of grading work before installation. Disturbance is typically less than 40% of entire acreage when constructing these solar fields. Wesley said that OEPA is working with the Ohio Department of Natural Resources (ODNR) and the Public Utilities Commission of Ohio (PUCO) to evaluate projects as they come in. Some of their focuses include looking into wildlife friendly fencing and vegetation to create habitats that require minimal maintenance. He noted that post construction ponds needed to be included in development to address runoff from impervious surfaces, but active construction conditions pose bigger stormwater issues. The OEPA has seen success in their recommendation of pre seeding a solar construction site to reduce runoff. Wesley said that OEPA encourages buffers around existing drainage.

Jonathan requested that James Mako give an update on the Regional Planning Commission's (RPC) subdivision regulations changes as well as the County Land Use Plan. James noted that the subdivision regulations have been undergoing updates and this process, although lengthy, is nearing the end. The county has been working with PrimeAE out of Columbus to help update these regulations. A major update is that storm and road related technical drawings are going to be associated with design manuals to aid in designing to our county's standards. The stormwater design manual (SWDM) is also being updated and Jeremiah Upp with the County Engineer's Office has also been working with PrimeAE to do this. The SWDM is about 95% complete with only minor tweaks that need to be made. The roadway design manual is next on the agenda to update. James noted that these updates were much needed, and that he is happy that the county is addressing the deficiencies that were in the previous manuals and subdivision regulations. James also mentioned that the County Land Use Plan is being updated with onset of Intel development. The commissioners and Fairfield County Economic Development work with Planning NEXT to redo the County Land Use Plan. There are plans to interview people in the general public to give their opinions on how the community thinks we should move this forward. Lastly, James noted that there will be updates to the Active Transportation Plan in the near future.

Jonathan mentioned that 3 United States Geological Survey (USGS) stream gauges have been installed in Fairfield County as of recent. These have been installed on Sycamore Creek, Blacklick Creek, and the Hocking River. The Sycamore Creek gauge is a LOCAS gauge that is helpful in understanding how the water elevation changes on the creek. It logs a history of these elevations and gives a bigger view of Sycamore Creek. Tony Vogel from Fairfield County Utilities (FCU) noted that their Tussing Road wastewater plant has a USGS gauge that also tracks some additional properties to give a better snapshot of water quality. Denise Crews with the City of Lancaster also indicated that the city has one South of Columbus Street and the data from this gauge can be accessed on the City of Lancaster floodplain gauge. Jonathan noted that he is happy that different county entities can share these new resources.

Jonathan spoke about solar projects in in Fairfield County. Jonathan noted that there are currently 3 commercial level sites planned for Fairfield County. Nothing has been filed with the Ohio Power Citing Board but have been with PJM. Fairfield Soil and Water Conservation District (FSWCD) is preparing to speak about these projects as they relate to stormwater and soil erosion. Jonathan spoke of a joint study with Licking Soil and Water Conservation District to research the compaction and infiltration of the soils of existing solar fields in the area. The purpose of these studies, Jonathan said, is to give us an idea of these infiltration and compaction rates when we are asked to speak on these items in future discussions of solar field development. He was excited to have this information as not a lot of research had been done on this topic. Jonathan wanted the subcommittee to consider the proposal of creating another subcommittee to address issues regarding the development of solar facilities of 50 megawatts and smaller, and how to bring in solar related zoning regulations to mirror other communities (see Exhibit C).

Jonathan asked Tiffany Nash with Fairfield County Emergency Management Agency (EMA) talked about the All Hazards Mitigation Plan. Tiffany said that the plan now has to be finished by the end of November, so she is working to make the process go by quicker. Tiffany and EMA are looking for resolutions from the public soon. Tiffany also noted that several entities are looking for Federal EMA grants. She said that the data is showing that tornados and severe summer weather are currently the biggest threat at this point. She said that EMA also recently had a survey that was successful in reaching people to find out what the communities thinks the biggest threats that they face are.

Jonathan gave an update on Buckeye Lake. Buckeye Lake for Tomorrow (BLT) has been recently successful in their efforts as Buckeye Lake was one of the only inland lakes in Ohio that did not have an e-coli warning this past summer. Water testing protocols have been helpful in making this happen and BLT will continue to do water sampling in the future. Kyle Seitz with Licking County Soil and Water Conservation District said that water samples have come back with marginal results, and no e-coli is present in hazardous amounts. Jonathan noted that the

aeration of stagnant channels is being pushed to reduce the amount of harmful algal blooms in Buckeye Lake.

Jonathan asked Lindel Jackson with the Hunters Run Conservancy District (HRCD) to give an update about District activities. Lindel stated that there are 28 dams that protect against flooding in HRCD and a major initiative right now is that they're trying to get all the dams cleaned up. HRCD is assessing the smaller dams for sediment control, and they're working with property owners to better educate and manage the dams. Lindel said that HRCD is applying for money to study dams so that they can hopefully lowering the height of some of the dams to rid them of their hazard class. Lindel noted that the National Resources Conservation Service (NRCS) is currently evaluating dams 4 and 9 but that he does not have a status update on where NRCS is in the process of doing this. HRCD is currently under a reassessment study, and both direct and indirect beneficiaries are going to be contributing to maintenance of dams. HRCD is hoping to assess parcels in 2024. Lindel said that a lot more public involvement and education will be happening in the near future.

Jonathan discussed North Walnut Township improvements that are underway. Jonathan noted that master planning is happening to address flooding that is occurring within the South Licking Watershed Conservancy District as well as projects at the toe of the Buckeye Lake Dam.

Jonathan highlighted the Sycamore Creek Partnership. This group seeks to bring about public engagement with all communities that flow into Sycamore Creek. Various partners have been working to gather information to help better understand Sycamore Creek with relationship to increasing development in this area.

Jonathan also wanted to note that more Municipal Separate Storm Sewer System (ms4) planning was needed in the county. The various road crews need to be aligned on ditch dipping and the stabilization that should be occurring after ditch projects have been completed. He hopes to get everyone on the same page to meet OEPA standards.

Action items for the following year:

Jonathan wanted to offer himself for nomination of Subcommittee Chair for the following year. Chad Lucht made a motion to approve Jonathan as subcommittee chair. Denise Crews seconded. Vote was taken. All in favor. Motioned passed.

Don Rector nominated Josh Anders for the Vice Chair of the Subcommittee position. Chad Lucht seconded. A vote was taken. All in favor. Motion passed.

Jonathan revisited the discussion about creating a subcommittee to address solar field related stormwater zoning issues. Tony Vogel questioned why a stormwater committee would be involved in creating a solar subcommittee. Jonathan says in this county, local zoning ordinances do not cover BMPs for solar projects. Jonathan deferred to James Mako about how to address this issue. James says stormwater runoff is not land use. James thinks we need to educate townships about what they can do under current law. Jonathan wants to know who is going to provide inspection and review services, as local zoning does not have the resources to inspect these solar projects regularly. Greg Butcher suggested that we could have a meeting with all of the local municipalities to discuss how to address these issues with the solar projects. Denise Crews said that solar projects go through normal construction review process in the City of Lancaster (see Exhibit D). Jonathan decided that creating this solar subcommittee would be tabled.

Jonathan opened the subcommittee for a round table discussion.

Tommy Springer with FSWCD mentioned that macroinvertebrate studies had been underway in Sycamore Creek as a part of the Sycamore Creek Partnership. There are 3 designated sites to conducting regular macroinvertebrate studies. Tommy and 2 motivated volunteers in Violet Township did a study at the northern most site and the water quality had scored in the “very good” range with a score of 19. A few volunteers and county parks did a study at the central Zeller Park site and got a score that was 1 point shy of being in the “excellent” range. Tommy took a class of Pickerington High School students out to the southernmost 3rd site at Fox Run Nature Preserve and this section of the creek received a score of 27 in the excellent range.

Nikki Drake with FSWCD wanted to remind everyone that Carrie brown at OSU extension is still putting out CoCoRaHS rain gauges and called for anyone to reach out to her to try and fill some of the sampling site gaps. Nikki also noted that SWCDs are trying to better educate the public on how to manage their manure as they have been dealing with more equine manure related issues.

Nathan Ralph with Franklin County Public Health spoke of lots of attention being focused on the Intel site and that New Albany has annexed a significant area around the Intel site. Nathan Said that they are looking at more septic system sites that they haven’t been able to look at in the past and the have continued Geographic Information System (GIS) mapping efforts.

Kyle Seitz noted that he will be meeting with students at a local university to help organize a Raccoon Creek Advocacy Group with the increased concern about Intel related issues in the future. A few 9 element plans are being developed along the South Fork Licking.

Greg Butcher shared that the City of Pickerington had been trying to do consistent street sweeping. The city had also taken on leaf pickup which was positively impacting their storm systems. Their construction BMPs are getting better, but their private detention systems were not in as great of shape. The city will be focusing on making their private detention systems better next year. He is proud of their Earth Day efforts and that it is getting bigger each year.

Jade Heizer with the Division of Wildlife shared no real concerns. She has been doing a lot of training recently to catch up on what she missed during COVID.

Denise Crews shared that the City of Lancaster is getting funding for the Fethers Run stream restoration project at Ohio University Lancaster through a sponsorship from the City of Chillicothe. They also are applying for federal EMA funding to restore exposed infrastructure in the middle of Ewing Run.

Don Rector said that the City of Pickerington is continuing to place "No Dumping" placards storm inlets totaling about 500 total last year. The city is also getting more residents off of septic and wells. They plan to continue with these efforts in 2023 as well.

Jonathan motioned to adjourn the meeting at 3:15pm. Mitch seconded. A vote was taken. All in favor. Motion passed.

Exhibit A

9 November 2022

Regional Planning Stormwater Advisory and Educational Subcommittee Meeting, 9 Nov 2022

Public Comment: Cathy Jerbic, Toll Gate Road, Pickerington, Violet Township, Fairfield County, OH

I am pleased to support the efforts currently being undertaken to monitor the water quality in the Sycamore Creek and develop a 5-year plan for the watershed. This area continues to see increased development, both commercial and residential, and a better understanding of a valuable resource, water, is critical for any community as it plans for its future.

This Summer saw the installation of a USGS stream monitoring gauge on Sycamore Creek where it crosses SR 256 east of Pickerington. Citizens are now afforded the opportunity, via a website, to view water levels on a daily, weekly and monthly basis. This gauge is important in establishing a baseline for understanding local weather patterns. When this is combined with the data gathered from numerous rain gauges, manned by citizen volunteers, a more complete weather and water pattern can be documented.*

Another critical element to understanding water quality and availability would be the addition of a study to determine the relationship between surface water and ground water. Increased development brings with it harden or impervious surfaces thus reducing the area available for absorption of rainfall by the ground and thus the recharging of the aquifers. Understanding this relationship would lead to better planning by quantifying and qualifying the water available to support not only development, but agriculture, natural areas and recreation. Please consider undertaking such a study. It might be as simple as monitoring water levels in existing wells, both public and private.

Lastly, congratulations on establishing a volunteer macroinvertebrate monitoring program for Sycamore Creek in Violet Township. It is heartwarming to see the involvement of: high school students and their teachers from Central and Pickerington North; County Parks, Coyote Run, SWCD; and private citizens. This is truly a community-wide effort and investment in identifying and protecting the water quality of the Creek.

I hope these efforts will inform the update of subdivision regulations and the update of the 2018 County Land Use Plan

*Community Collaborative Rain, Hail and Snow (CoCoRaHS), a citizen scientist monitoring program.

Fairfield County Farm Bureau

2022-2023 Suggested County Policies

Suggested Policy

1. **Proposed Policy:** Fairfield County Farm Bureau supports a program that encourages landowners to actively maintain their septic systems and discharging aerators to reduce nutrients and E-coli impacts on local water sources and streams.

Justification: The contamination of water sources from poorly maintained septic systems and discharging aerators has been identified in the Buckeye Lake Region. The implementation of a program would help to reduce nutrient and E-coli impacts in the area.

2. **Proposed Policy:** Fairfield County Farm Bureau continues to support the Fairfield SWCD initiatives of Buckeye Lake Water Quality monitoring, and the reinvestment in the dams of the Upper Hocking Watershed, and monitor the update of the Hocking River TMDL beginning in 2022.

Justification: Careful monitoring of these sites could influence various practices as they pertain to TMDL allowances.

3. **Proposed Policy:** Fairfield County Farm Bureau supports the establishment of an educational program for equine owners on the proper management of manure and paddock management.

Justification: Certain areas of the county with a heavy influence of equine farms are having some issues with poor manure management practices, so a program designed to help in the education of equine owners is definitely needed.

Exhibit C

JAMES GARLAND
704 Miami Trace Rd SW
Washington C.H., Ohio 43160

DANIEL C. DEAN
1001 Countryside Drive
Washington C.H., Ohio 43160

TONY ANDERSON
11524 Cook-Yankeetown Rd NE
Mt. Sterling, Ohio 43143

DANA FOOR, Adm. Clerk

Fayette County Commissioners
Suite 401 • 133 South Main Street
Washington C.H., Ohio 43160
Phone (740) 335-0720 FAX (740) 333-3530



Fayette County Commissioners
Regular Meeting
December 27, 2021

**RESOLUTION TO REFER TO THE FAYETTE COUNTY ZONING COMMISSION
PROPOSED AMENDMENTS TO THE TEXT OF FAYETTE COUNTY ZONING
RESOLUTION RELATING TO SOLAR ENERGY SYSTEMS**

Mr. Dean moved and Mr. Anderson seconded to adopt the following resolution:

Whereas, the Fayette County Board of Commissioners (hereafter “Board”) has become aware of interested parties proposing to construct, maintain, and operate within the unincorporated areas of the county solar energy systems, or “solar farms” as that term is used to refer to a wide range of projects which involve the use of equipment to generate solar energy for private and commercial uses, and,

Whereas, the Fayette County Zoning Resolution, as amended, (hereafter “Zoning Resolution”) does not provide specific standards related to such systems outside of the regulations applicable to existing zoning districts in which they may be permitted only as conditional uses, and,

Whereas, given the potential increase in interest in the establishment and use of such systems on lands within the unincorporated areas of the county and the necessity to address the impact of the same upon surrounding properties in the unincorporated areas of the county where they may be located, and for the general health, safety, and welfare of the county as a whole, and,

Whereas, the Board hereby deems it immediately necessary and advisable to amend the text of the Zoning Resolution so as to address such matters and to provide more specific standards for the permitting, location, construction, maintenance, operation, and other relevant aspects of such solar systems, and has proposed the text of such amendments which are attached hereto as Exhibit “A,” and,

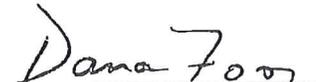
Whereas, pursuant to Zoning Resolution Section 6.02(A) and R.C. 303.12 the Board is authorized to adopt a resolution initiating such amendments and to refer such resolution to the Fayette County Zoning Commission for its review and recommendation and such further proceedings as are required in the Zoning Resolution and the Ohio Revised Code, prior to the Board formally acting to amend the Zoning Resolution, now therefore,

BE IT RESOLVED BY THE FAYETTE COUNTY, OHIO BOARD OF COMMISSIONERS AS FOLLOWS:

1. That for the reasons set forth in the preamble hereto, which are incorporated herein, and pursuant to Fayette County Zoning Resolution Section 6.02(A) and R.C. 303.12, it is hereby determined to be immediately necessary and advisable for the efficient administration of the Fayette County Zoning Resolution related to solar energy systems, and for the protection of the health, safety, and general welfare of the property owners and citizens within the unincorporated areas of the county, that the text of the Fayette County Zoning Resolution be amended to include language regulating the permitting, location, construction, maintenance, operation, and other relevant aspects of solar systems as the same may be defined in the text of proposed amendments which are substantially in the form as Exhibit "A" attached hereto and also incorporated herein.
2. That the Administrative Clerk of this Board be, and she is, directed to refer a certified copy of this Resolution to the Fayette County Zoning Commission for further proceedings pursuant to the requirements of the Fayette County Zoning Resolution and the Ohio Revised Code.

CERTIFICATION

I, Dana Foor, Admin. Clerk of the Board of Fayette County Commissioners, do hereby certify the adoption of the foregoing resolution by the Board at their regular meeting held on December 27, 2021 and that said matter was recorded in Commissioners Journal W, Page 10.



Dana Foor, Admin. Clerk

cc: Greg McCune, Zoning Manager ✓

RESOLUTION TO REFER TO THE FAYETTE COUNTY ZONING COMMISSION
PROPOSED AMENDMENTS TO THE TEXT OF FAYETTE COUNTY ZONING
RESOLUTION RELATING TO SOLAR ENERGY SYSTEMS

Mr. Dean moved and Mr. Anderson seconded to adopt the following resolution:

Whereas, the Fayette County Board of Commissioners (hereafter "Board") has become aware of interested parties proposing to construct, maintain, and operate within the unincorporated areas of the county solar energy systems, or "solar farms" as that term is used to refer to a wide range of projects which involve the use of equipment to generate solar energy for private and commercial uses, and,

Whereas, the Fayette County Zoning Resolution, as amended, (hereafter "Zoning Resolution") does not provide specific standards related to such systems outside of the regulations applicable to existing zoning districts in which they may be permitted only as conditional uses, and,

Whereas, given the potential increase in interest in the establishment and use of such systems on lands within the unincorporated areas of the county and the necessity to address the impact of the same upon surrounding properties in the unincorporated areas of the county where they may be located, and for the general health, safety, and welfare of the county as a whole, and,

Whereas, the Board hereby deems it immediately necessary and advisable to amend the text of the Zoning Resolution so as to address such matters and to provide more specific standards for the permitting, location, construction, maintenance, operation, and other relevant aspects of such solar systems, and has proposed the text of such amendments which are attached hereto as Exhibit "A," and,

Whereas, pursuant to Zoning Resolution Section 6.02(A) and R.C. 303.12 the Board is authorized to adopt a resolution initiating such amendments and to refer such resolution to the Fayette County Zoning Commission for its review and recommendation and such further proceedings as are required in the Zoning Resolution and the Ohio Revised Code, prior to the Board formally acting to amend the Zoning Resolution, now therefore,

BE IT RESOLVED BY THE FAYETTE COUNTY, OHIO BOARD OF COMMISSIONERS AS FOLLOWS:

1. That for the reasons set forth in the preamble hereto, which are incorporated herein, and pursuant to Fayette County Zoning Resolution Section 6.02(A) and R.C. 303.12, it is hereby determined to be immediately necessary and advisable for the efficient administration of the Fayette County Zoning Resolution related to solar energy systems, and for the protection of the health, safety, and general welfare of the property owners and citizens within the unincorporated areas of the county, that the text of the Fayette County Zoning Resolution be amended to include language regulating the permitting, location, construction, maintenance, operation, and other relevant aspects of solar systems as the same may be defined in the text of proposed amendments which are substantially in the form as Exhibit "A" attached hereto and also incorporated herein.

2. That the Administrative Clerk of this Board be, and she is, directed to refer a certified copy of this Resolution to the Fayette County Zoning Commission for further proceedings pursuant to the requirements of the Fayette County Zoning Resolution and the Ohio Revised Code.

Passed this 27th day of December, 2021.

James L. Harland

Tony Anderson

Doc Dan

Attest: Dana Foy

Administrative Clerk

EXHIBIT "A"

TEXT OF AMENDMENTS TO THE FAYETTE COUNTY ZONING RESOLUTION
RELATING TO SOLAR ENERGY SYSTEMS

THE FOLLOWING LANGUAGE SHALL BE ADDED TO THE FAYETTE COUNTY
ZONING RESOLUTION AS INDICATED BELOW:

ARTICLE II. DEFINITIONS. Add the following definitions to Article II and alphabetize with the current definitions contained in this Article:

SOLAR ENERGY SYSTEM. The components and subsystems required to convert solar energy into electric or thermal energy, including all equipment and accessory buildings. For purposes of this Zoning Resolution, a solar energy system shall be considered a permanent structure treated similarly to a building.

SOLAR FARM. A utility scale, commercial solar energy system.

ADD TO THE PERMITTED USES OF THE FOLLOWING ZONING DISTRICTS,
"Private or Non-commercial Solar Energy Systems, provided conditions in Appendix "A" are met."

**(F) FARM, (SR-1) SUBURBAN RESIDENTIAL-MEDIUM DENSITY, (SR-2)
SUBURBAN RESIDENTIAL-HIGH DENSITY, (FS) FARM SECURITY, (GC)
GENERAL COMMERCIAL, (RC) REGIONAL COMMERCE, (I-1, I-2) INDUSTRIAL,
and (SU) SPECIAL USE.**

ADD TO THE CONDITIONAL USES OF THE FOLLOWING ZONING DISTRICTS,
"Solar Farms, provided the conditions in Appendix "A" are met." **(F) FARM, (FS) FARM
SECURITY, (I-1, I-2) INDUSTRIAL, AND (SU) SPECIAL USE.**

**ADD THE FOLLOWING NEW PROVISIONS TO APPENDIX "A" OF THE ZONING
RESOLUTION:**

1. General.

a. Solar Energy Systems with a generating capacity of 50 megawatts (MW) or more shall be required to submit an application to the Ohio Power Siting

Board (OPSB) at the Public Utilities Commission of Ohio (PUCO), and are required to meet OPSB regulations.

b. No system shall be constructed, installed, altered or expanded without first obtaining a building permit.

c. Private or non-commercial solar energy systems include building-mounted or ground-mounted systems that provide power for the principal used and/or accessory use of the property on which the system is located. These systems shall not be used for the generation of power for other users or for the sale of energy to other users. This provision shall not be interpreted to prohibit the sale of excess power generated from time to time to the local utility company.

d. Solar energy systems shall not be used for the display of advertising except for reasonable identification of the manufacturer or operator of the system. In no case shall any identification be visible from a property line.

e. "Solar Farm" shall not include any private or non-commercial solar energy system.

f. Solar energy systems established with applicable zoning, building, and electrical permits issued by Fayette County prior to the effective date of the resolution of which this Exhibit "A" is a part and incorporated therein shall be exempt from the provisions hereof.

g. These provisions shall not be deemed to supersede any other provisions of local, state, or federal law.

2. Permits/Requirements.

a. A building/electrical permit from the Fayette County Building Department shall be required prior to the construction of any solar energy system.

b. Any and all other applicable permits shall be obtained from the pertinent County Office prior to commencing any construction. These permits shall include but are not limited to, a Stormwater Permit, a Driveway Permit and a Road Use Maintenance Agreement.

b. A scaled site plan showing location, size, and design details of the proposed system, together with such other information which is required by Section 4.02 in an application for a Zoning Certificate, demonstrating compliance with the Fayette County Zoning Resolution shall be submitted to the Zoning Administrator for review. Approval of the site plan and application for a Zoning Certificate shall occur prior to the issuance of the building/electrical and other required permits, and in accordance with Article IV of the Zoning Resolution. Site plans for commercial systems shall be prepared by an Ohio registered professional surveyor and/or engineer.

- c. Solar energy systems shall conform to applicable industry standards including the standards of the American National Standards Institute (ANSI).
- d. A certificate of compliance demonstrating that the proposed system has been tested and approved by the Underwriters Laboratories (UL) or other approved independent testing agency.
- e. All power and utility lines shall be located underground.
- f. Power inverters and other sound producing equipment shall be no less than one hundred fifty (150') feet from any dwelling unit at the time of construction/installation.
- g. All systems shall be designed and located to prevent reflective glare toward any habitable buildings as well as street/roadway rights of way.
- h. All systems shall be designed and located to be architecturally compatible with historic and/or surrounding structures as well as the natural setting and existing environment. Appurtenant structures, including but not limited to equipment shelters, storage facilities, transformers and substations, shall be architecturally compatible with one another and shall be screened from the view of individuals not on the parcel where such systems and/or their components are located.
- i. Solar energy systems must be maintained in good working order and remain operable at all times.

3. Building-Mounted (Private or Non-Commercial) Solar Energy Systems.

a. Location.

- 1) Building-mounted solar energy systems are allowed on permitted principal and accessory structures.
- 2) Only building-integrated and/or flush mounted solar energy systems shall be used when installed on the front building elevation.

b. Horizontal Projection.

- 1) Solar energy systems shall not extend more than four (4') feet beyond the exterior perimeter of the building on which the system is mounted or constructed, as measured horizontally from the façade or roof edge on which the system is mounted.
- 2) All setback requirements shall apply as are provided for the respective zoning district in which such solar energy systems are located.

c. Height.

- 1) The height of a solar energy system shall be measured vertically from the lowest edge to the highest edge of the system components.
- 2) No component of a solar energy system shall extend more than five (5') feet above the highest point on the roof line. The maximum height in the zoning district in which the system is located shall not be exceeded.

4. Ground-Mounted (Private or Non-Commercial) Solar Energy Systems.

a. In addition to the application requirements set forth above, the applicant also shall submit scaled site plan drawings which include the following:

- 1) Existing and proposed topographical contours at a minimum of two (2') foot intervals.
- 2) Location, setbacks, exterior dimensions and square footage of all existing and Proposed structures.
- 3) Location and dimensions of existing waterways, wetlands, 100-year floodplains, Sanitary sewers, storm sewers, drain tiles, and water distribution systems.
- 4) Location of all overhead and underground utilities and easements.
- 5) Such other and further information which the Zoning Administrator may reasonably require.

b. Setback.

- 1) In residential zoning districts solar energy systems shall not be located in any front yard.
- 2) In all zoning districts solar energy systems shall comply with the respective setback requirements as measured from the property line to the nearest edge of the nearest component of the system.

c. Lot Coverage.

The total surface area of all solar panels installed or constructed as part of a solar energy system shall be included in the calculation of the amount of lot coverage for the respective zoning district in which the system is located.

d. Height.

The maximum height of a solar energy system shall not exceed the height limits for accessory structures in the zoning district in which the system is located as measured from the grade adjoining the base of the lowest component of the system to the highest point of the highest component of the system.

5. Solar Farms (Commercial or Utility Solar Energy Systems).

a. In addition to the application requirements above, the applicant also shall include with the site plan drawings the following:

- 1) Existing and proposed topographical contours at a minimum of two (2') foot intervals.
- 2) Location, setbacks, exterior dimensions and square footage of all existing and proposed structures.
- 3) Location and dimensions of existing waterways, wetlands, 100-year floodplains, sanitary sewers, storm sewers, drain tiles and water distribution systems.
- 4) Location of all overhead and underground utilities and easements.
- 5) Such other and further information which the Zoning Administrator may reasonably require.

b. Setback.

- 1) Systems shall comply with the setback requirements of the respective zoning district in which the system is located as measured from the property line to the nearest edge of the nearest component of the system.
- 2) The setback requirements above may be modified by the Fayette County Board of Zoning Appeals, upon application and hearing as provided in the Fayette County Zoning Resolution, if the Board of Zoning Appeals determines that the requirements unreasonably cause the applicant unnecessary hardship or practical difficulties or are otherwise inappropriate or unnecessary, to include by way of example only circumstances which involve interior property lines of lands owned by a common owner or property lines between adjoining property owners who are participating in the same Solar Energy System.
- 3) Solar Farms shall be set back not less than one hundred (100') feet from the nearest bank of any lake, stream, or other body of water that may be navigable or otherwise available for public use.

- 4) Perimeter fencing and screening are not subject to setback requirements except for the bodies of water referred to above where such setback requirements shall apply.

c. Lot Coverage.

The total surface area of all solar panels installed or constructed as part of a solar energy system shall be included in the calculation of the amount of lot coverage for the respective zoning district in which the system is located.

d. Minimum Lot Area.

The minimum land area upon which a Solar Farm may be constructed is five (5) acres.

e. Height.

The maximum height of a Solar Farm shall not exceed fifteen (15') feet as measured from the grade adjoining the base of the lowest component of the system to the highest point of the highest component of the system. A substation or switchyard, including poles and wires and/or such other equipment as is necessary to connect the system to a public commercial electric utility shall not be subject to such height limitations.

f. Fencing and Screening Required.

- 1) Solar Energy Systems and Solar Farms shall be completely enclosed with a chain link or security fence not less than six (6') feet in height that restricts direct access to the site by the public or unauthorized individuals. All fencing at a minimum shall encompass the entire system or farm facility, contain locking mechanisms, and shall comply with all fence requirements of the Fayette County Zoning Resolution. Failure to maintain fencing in good repair at all times shall constitute a violation of the Fayette County Zoning Resolution.
- 2) Solar Energy Systems and Solar Farms shall be constructed with evergreen vegetative screening surrounding all facilities in such locations where existing buffers do not obscure systems and farm facilities from view from dwelling structures on parcels adjacent to the parcels on which the systems and farms are located.
- 3) Fencing and screening requirements may be modified or waived by the Fayette County Board of Zoning Appeals, upon application and hearing as provided in the Fayette County Zoning Resolution, only in the event the Zoning Appeals Board determines that a waiver or modification of such requirements would not adversely affect the public health, safety, or welfare, or result in any other adverse impact on adjoining property or residents of the neighborhood.

- 4) Fencing and screening requirements do not apply to linear electrical lines and their appurtenances which are located outside the perimeter of the fence or screen which surrounds a solar energy system or solar farm.

g. Decommissioning.

- 1) A Decommissioning Plan for the cessation of use and remediation of the property on which a Solar Energy System or Solar Farm is located shall be submitted to the Zoning Administrator for review and approval together with the other details and information required as part of the permit process. The Decommissioning Plan shall remain on file with the Fayette County Zoning Department. The Decommissioning Plan shall contain the following:
 - a) Conditions and contingencies upon which the decommissioning will be initiated by the owner of the system, or upon the order of the Fayette County Zoning Zoning Administrator, which may include without limitation and by way of example only, such circumstances as a termination or end of the lease of the property on which the system is located, the occurrence of an event which results in a public health or safety hazard or other emergency, or the system no longer is being used continuously for the production and distribution of electric power or otherwise has become obsolete and of no further viable or productive use.
 - b) Details of the timing and process for the removal of all non-utility owned equipment, conduit, structures, fencing, roadways or laneways, footers and other foundations, and all other associated materials, the timing and process for the restoration of the property to its condition prior to the development of the solar energy system or solar farm, the identity of the individual or entity responsible for the decommissioning, and identification and amount of the financial security for the benefit of the county and the property owner of the land on which the solar facilities are located which will insure that the decommissioning will be completed within the time set forth in the Plan, and a signed affidavit by the owner of the solar energy system or solar farm or other individual or entity responsible for decommissioning acknowledging liability for all costs and expenses of the decommissioning and affirming the right of the Fayette County Zoning Administrator to enforce the terms of the Decommissioning Plan and to obtain financial reimbursement for the county from the financial security pledged by the applicant in the event Fayette County may be legally determined to have any liability for such requirements.
- 2) In the event the individual or entity responsible for decommissioning fails or or refuses to comply with the Decommissioning Plan, then the Zoning

Administrator may exercise the authority provided in the Fayette County Zoning Resolution and the laws of Ohio to compel compliance with the Plan.

Permit Conditions- Fayette Solar, LLC

The board approves the zoning certificate, pursuant to the conditions listed below. The expiration of the zoning certification will be 2 years from the date of permit approval if construction has not commenced. Fayette Solar will only be responsible for the submittals identified in the below conditions, and future land use or ordinance changes by the county shall not apply. Notwithstanding the foregoing, in the event Fayette Solar, or any successor, shall modify or otherwise alter the facility in any manner that expands the project boundary or does not comply with the listed conditions, such modifications or alterations shall comply with all applicable building and zoning regulations which are in effect at such time, and no construction, modification or other alteration of the facility shall be commenced prior to Fayette Solar, or any successor, prior to obtaining all applicable building and zoning permits, as May be required by the building and zoning regulations in affect at the time.

- (1) Fayette Solar, LLC shall install the facility, utilize equipment and construction practices, and implement mitigation measures as described in the application. Fayette Solar will only be responsible for the submittals identified in these conditions, and future zoning changes shall not apply.
- (2) Fayette Solar shall submit an application for building permit to the Zoning Official prior to construction of the facility. The building permit shall include a final (scaled) site plan showing the final layout of the proposed facility, including compliance with restriction of Condition 16 of this conditional use permit. Approval of the final site plan shall occur prior to issuing the building/electrical permit.
- (3) The final site plan shall show location, size and design details of the proposed system demonstrating compliance with conditional use permit shall be submitted to the Zoning Official for review. The site plan shall also include existing and proposed contours, at a minimum of two foot intervals; Location, setbacks, exterior dimensions and square footage of all existing and proposed structures; Location and size of existing waterways, wetlands, 100-year floodplains, sanitary sewers, storm sewers, drain tiles and water distribution systems; Location of any overhead or underground utilities and easements; and such other details and information which the Zoning Official may reasonably require.
- (4) The System shall comply with the respective setback requirements from adjacent non-participating parcels, as measured from the property line to the closest edge of the system. Except for bodies of water described above, perimeter fencing and screening are not subject to setback requirements. The total solar panel surface area shall be included in the lot coverage calculations for the respective zoning district.
- (5) Power inverters and other sound producing equipment shall be no less than one hundred fifty (150) feet from any dwelling unit at the time of construction/installation.
- (6) Prior to operation, a certificate of compliance demonstrating that the system has been tested and approved by Underwriters Laboratories (UL) or other approved independent testing agency.
- (7) Each system shall conform to applicable industry standards including those of the American National Standards Institute (ANSI).
- (8) Power and utility lines shall be located underground to the extent practical, except for

TABLE 2: SETBACK TABLE

Feature	Requirements	Proposed Setbacks
Barret Rd	120 ft	120 ft or more
Highland Ave (SR 41)	150 ft	150 ft or more
Beatty Rd	120 ft	120 ft or more
Bonner Rd	120 ft	120 ft or more
Rear Yard Setback	40 ft	40 ft or more
Side Yard Setback	35 ft	35 ft or more
Residences (non-participating)	No standard	150 ft or more

2.5.1 Hydrology

2.5.1.1 Special Flood Hazard Areas

The project is located outside of special flood hazard areas of flood zones designated by the Federal Emergency Management Agency (FEMA).

2.5.1.2 Wetlands and Waterbodies

The Project has been designed to avoid impacts to wetlands and waterbodies to the extent practicable. At wetland and waterbody crossings, Fayette Solar will utilize low water crossings or culverts. These crossings are engineered such that flow is maintained, and the road can support vehicular traffic. Some panels are anticipated to span wetlands, and those wetlands will be temporarily impacted during panel installation. Following installation, it is anticipated that the wetland will remain intact, and pre-construction contours will be restored. In some cases, grading may be necessary within the impacted wetlands to accommodate panel installation. For road crossings and for any grading or filling of wetland features, Fayette Solar will utilize a Nationwide Permit for dredge and fill within waters of the U.S. under Section 404 of the Clean Water Act.

2.5.1.3 Stormwater

The Project will adhere to all state and federal laws related to stormwater. The Project's Stormwater Pollution Prevention Plan (SWPPP) will describe best management practices to minimize stormwater runoff, pollution prevention measures for storage, handling and disposal of hazardous materials, solid waste, concrete and equipment wash water, portable toilets, construction products and materials.

2.5.1.1 Drainage

The Project will minimize grading and maintain existing drainages. Fayette Solar continues to coordinate with landowners to identify the location of draitile systems. Fayette will either work to ensure that the existing system remains intact, or if necessary, may replace tile to ensure drainage is maintained across the site.

Fayette Solar does not anticipate negatively affecting the use and enjoyment of property in the immediate vicinity. Solar is low-profile, low-impact, virtually noiseless and odorless. Numerous studies have demonstrated that properties adjacent to solar projects do not see negative property-value impacts, nor does having a solar project as a neighbor negatively impact the ability to sell agricultural or residential properties.

C. The use will not pose a discernible hazard to existing adjacent uses.

Fayette Solar does not anticipate impeding the development or use of land surrounding the Project area which is predominately agricultural (row crops). The Project meets or exceeds required setbacks. The Project will not impede authorized uses practices in the surrounding area. The Project will be fenced to prevent the public from entering the area, and will utilize the best available technology that meets all applicable codes and standards.

D. The use will be served adequately by essential public facilities and services such as highways and roadways, police and fire protection, emergency services, drainage structures, refuse disposal, water and sewers, and schools.

Fayette Solar will require minimal public services, while providing significant tax revenue to the community. The Project is not anticipated to have significant impacts on local roadways during construction or operations. Fayette Solar will work with local first responders prior to facility operations to ensure that they are familiar with the technology and layout of the Facility, as well as access instructions.

BMPs and standard industry practices will be implemented for drainage and soil erosion control. Permits for construction, such as coverage under a NPDES general permit with a SWPPP, will be obtained. Drainage will be improved with the conversion of tilled acreage to stable, perennial vegetation.

The Project does not anticipate the need for public water or sewer services, and waste generated by the Project will be disposed of at the expense of the applicant.

The Project will positively impact schools through increases in the local property tax base once the Project is operational.

E. The use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or glare.

Fayette Solar will not produce offensive odors or fumes. Dust controls will be in place during the construction of the Project. Vibration will only occur during a small portion of the construction phase. Lighting will be used for security and safety purposes, and it will be down-lit and motion/switch activated. Lighting will be designed to comply with NEC, state and local restrictions.

CHAPTER 1130

Solar Energy Systems

1130.01	Establishment and purpose	1130.05	Ground-mounted solar energy system standards
1130.02	Chapter definitions.	1130.06	Solar energy system matrix
1130.03	Solar energy systems in the Historic District.	1130.07	Removal and Decommissioning
1130.04	Roof-mounted and integrated solar energy system standards	1130.08	Solar Vegetation

1130.01 ESTABLISHMENT AND PURPOSE

The purpose of this article is to provide a regulatory framework for the installation and construction of solar energy systems (SES) in the City of Lancaster, subject to reasonable restrictions, which will preserve the public health, safety, and welfare, while also maintaining the character of the City of Lancaster. This section applies to SES to be installed and constructed on any property in any zoning district.

1130.02 CHAPTER DEFINITIONS

- a) **Integrated Solar Energy System:** An SES where solar materials are incorporated into building materials, such that the two are reasonably indistinguishable, or where solar materials are used in place of traditional building components, such that the SES is structurally an integral part of a house, building, or other structure. An Integrated SES may be incorporated into, among other things, a building facade, skylight, shingles, canopy, light, or parking meter.
- b) **Solar Energy:** Radiant energy (direct, diffused, or reflected) received from the sun at wavelengths suitable for conversion into thermal, mechanical, chemical, or electrical energy.
- c) **Solar Energy System (SES):** An energy system that consists of one or more solar collection devices, solar energy-related equipment, and other associated infrastructure with the primary intention of generating electricity, storing electricity, or otherwise converting solar energy to a different form of energy. Solar energy systems may generate energy in excess of the energy requirements of a property if it is to be sold back to a public utility in accordance with the law.
- d) **Ground-Mounted Solar Energy System:** An SES where an array is mounted on a rack or pole that is ballasted on, or is attached to, the ground.
- e) **Roof-Mounted Solar Energy System:** An SES mounted to the roof of a building or structure. Roof-mount systems are accessory to the primary use of a property.

- f) Small-Scale Ground-Mounted Solar Energy System (Small Scale SES): A ground mounted SES with a footprint of between one (1) and five (5) acres.
- g) Intermediate-Scale Ground-Mounted Solar Energy System (Intermediate Scale SES): A ground mounted SES with a footprint of between five (5) and fifteen (15) acres.
- h) Large Scale Ground Mounted Solar Energy System (Large Scale SES): A ground mounted SES with a footprint of more than fifteen (15) acres.

1130.03 SOLAR ENERGY SYSTEMS IN THE HISTORIC DISTRICT

Solar energy systems in the Historic Lancaster District shall receive a Certificate of Appropriateness from the Historic Lancaster Commission prior to zoning approval. The process for applying for a Certificate of Appropriateness can be found in Section 1327.09 of this code. These SES shall be designed, sized, and located to minimize their effect on the character of a historic building and/or property by observing the following:

- a) Place SES to avoid obscuring significant features or adversely affecting the perception of the overall character of the property.
- b) Minimize visual impacts by locating the SES such so that there is no visibility of the SES from the front of the historic building or structure.
- c) When applicable, the SES should be installed on an addition or secondary structure.
- d) Use the least invasive method feasible to attach the SES to a historic roof such that it avoids damage to significant features and historic materials and can be removed and the original character easily restored.
- e) Additionally, the SES shall comply with all applicable criteria in Section 1327.10 of this code.

1130.04 ROOF-MOUNTED AND INTEGRATED SOLAR ENERGY SYSTEM STANDARDS

- a) Roof-mounted and integrated SES shall be considered an accessory use and permitted by right within all districts if mounted to an existing structure subject to the standards for accessory uses in the applicable zoning district and the specific criteria set forth in this code.
- b) All SES are subject to the requirements of Section 1125.02 of this code and must comply with all bulk and area requirements for the corresponding zoning district.
- c) On a pitched/sloped roof, the SES shall be installed parallel to the roof surface and shall not extend beyond the roof peak or roof edge.
- d) On a flat roof, the SES is permitted to exceed the respective zoning district height limit by up to five (5) feet.
- e) Screening shall not be required for roof-mounted or integrated SES.

1130.05 GROUND-MOUNTED SOLAR ENERGY SYSTEM STANDARDS

- a) The City of Lancaster allows for the development of commercial or utility-scale solar energy systems where such systems present few land-use conflicts with current and

future development patterns. Ground-mounted SES that are the principal use on the development lot or lots are conditional uses in selected zoning districts.

- b) Ground-mounted SES shall not be taller than the height requirements for the underlying zoning district in which they are located.
- c) No ground-mounted SES shall be located within the front yard.
- d) Ground-mounted SES shall meet the required setbacks of the underlying zoning district in which they are located. Setbacks shall be the same as what is required for accessory buildings in the underlying zoning district in which they are located.
- e) All ground-mounted SES shall adhere to the bulk and area requirements for the underlying zoning district in which they are located. Additionally, accessory ground-mounted SESs are subject to the requirements of Section 1125.02 of this code.
- f) Accessory ground-mounted SES shall not be included in total ground floor area calculations.
- g) Power transmission lines, not including lines that connect one panel to another or from the project to the main transmission lines, from ground-mounted SESs must be underground and must be completely shielded against shock hazards.
- h) For primary use SES, parking areas are exempt from the off-street parking regulations but must still meet the required setbacks in the underlying zoning district and the landscaping requirements.
- i) An owner of a ground-mounted SES site shall follow site management practices that (1) provide diverse native perennial vegetation and foraging habitat beneficial to pollinators, and (2) reduce stormwater runoff and erosion at the solar generation site at a rate of one (1) square foot of plantings for each one (1) square foot of panels.
 - 1. A landscape plan shall be submitted showing the proposed layout and types of plantings for the site. A list of native perennial vegetation may be found in Section 1130.08 of this code. Other low-growing meadow/prairie plants and native or flowering perennials may also be approved.

1130.06 SOLAR ENERGY SYSTEM MATRIX

- a) The SES Matrices below identify the types of SES allowed in each district, or if a special exception is required. Certain SES may be prohibited in certain zoning districts.

Solar Energy System (SES) Matrix 1						
Use District	Agriculture (AG)	Central Business District (CBD)	Residential Estates (RE)	Residential Multi-Family (RM)	Residential Manufactured Home (RMH)	Single Family Residential (RS)
Accessory Use						
Integrated SES	P	P	P	P	P	P
Roof Mounted SES	P	P	P	P	P	P
Ground Mounted SES						
Small Scale SES (1-5 ac)	P	SE	P	P	P	P
Intermediate Scale SES (5-15 ac)	P	–	SE	SE	SE	SE
Large Scale SES (15+ ac)	P	–	SE	SE	SE	SE
Primary Use						
Integrated SES	–	–	–	–	–	–
Roof Mounted SES	–	–	–	–	–	–
Ground Mounted SES						
Small Scale SES (1-5 ac)	SE	–	–	–	–	–
Intermediate Scale SES (5-15 ac)	SE	–	–	–	–	–
Large Scale SES (15+ ac)	SE	–	–	–	–	–
P: Permitted use. The SES is allowed in this district.						
SE: Special exception use. Applicant must be granted permission to install an SES in this district.						
Blank (-): Prohibited. The SES is prohibited in this district or is not applicable.						

Solar Energy System (SES) Matrix 2						
Use District	Commercial General (CG)	Commercial High Intensity (CH)	Commercial Neighborhood (CN)	Industrial Light (IL)	Industrial Medium (IM)	Industrial Heavy (IH)
Accessory Use						
Integrated SES	P	P	P	P	P	P
Roof Mounted SES	P	P	P	P	P	P
Ground Mounted SES						
Small Scale SES (>1-5 ac)	P	P	P	P	P	P
Intermediate Scale SES (5-15 ac)	SE	SE	SE	P	P	P
Large Scale SES (15+ ac)	SE	SE	SE	SE	SE	SE
Primary Use						
Integrated SES	–	–	–	–	–	–
Roof Mounted SES	–	–	–	–	–	–
Ground Mounted SES						
Small Scale SES (1-5 ac)	SE	SE	SE	SE	SE	SE
Intermediate Scale SES (5-15 ac)	–	–	–	SE	SE	–
Large Scale SES (15+ ac)	–	–	–	–	SE	–
P: Permitted use. The SES is allowed in this district.						
SE: Special exception use. Applicant must be granted permission to install an SES in this district.						
Blank (-) Prohibited. The SES is prohibited in this district or is not applicable.						

1130.07 REMOVAL AND DECOMMISSIONING

- a) The owner, operator, or successors in interest shall remove any ground-mounted SES that ceases to perform its intended function for more than twelve (12) consecutive months, or which has reached the end of its useful life, or has been abandoned at the owner or operator’s expense.
- b) The former SES site shall be restored to as natural condition as possible within six (6) months of the removal.

1130.08 Solar Vegetation

Native Perennial Vegetation for Ground-Mounted Solar

Flowering Plants

- Aster
- Bee Balm
- Black-eyed Susan
- Blue-Eyed Grass
- Blue False Indigo
- Butterfly Weed
- Cardinal Flower
- Giant Catmint
- Golden Alexander
- Gray-Headed Coneflower
- Heath Aster
- Jerusalem Artichoke
- Lanceleaf Coreopsis
- Lavender/Anise Hyssop
- Prairie Dock/Rosinweed
- Milkweed
- Mountain Mint
- Nodding Onion
- Obedient Plant
- Ohio Goldenrod
- Ohio Spiderwort
- Prairie Blazing Star
- Purple Coneflower
- Purple Prairie Clover
- Rough Blazing Star
- Shooting star
- Showy Goldenrod
- Sky Blue Aster
- Smooth Aster
- Smooth Penstemon
- Stiff Goldenrod
- White Prairie Clover
- Wild Bergamot
- Wild Geranium
- Wild Quinine

Grasses & Sedges

- Blue Grama
- Little Bluestem
- Prairie Dropseed
- Sideoats Grama