

SECTION 80.06.06

C) Commercial and Intermediate Solar Energy Systems (SES) Siting Regulations

1. GENERAL REQUIREMENTS

- a. Area-Commercial Ground-Mounted SES
Primary voltage systems shall be 5 acres minimum site area, not including access roads.
- b. Area-Intermediate Ground-Mounted SES
 1. Business solar installations shall be greater than 2000 square feet of panel area and not exceed (5) acres and cover no more than 75% of the total lot area.
 2. Community SES shall not exceed (5) acres and at least 50% of the energy generated by a community SES must be subscribed to by residents or businesses within Franklin County.

c) Commercial SES Project Size Limitations

- (1) A project shall not exceed 200 acres in total project area.

d) Commercial SES Project Separation and Buffer Zones

- (1) A minimum two (2) mile neutral zone or buffer shall be maintained between all Commercial SES projects located in the A2 Agricultural District;
- (2) A minimum three (3) mile neutral zone or buffer shall be maintained between all Commercial SES projects located in the A1 Prime Agricultural District.

e) Proximity to Incorporated and Unincorporated Areas

- (1) No portion of a Commercial SES project shall be located within:

- (a) Three (3) miles of the boundary of the cities of Brookville or Batesville;

- (b) Two (2) miles of the boundary of the incorporated towns of Cedar Grove, Laurel, Mount Carmel, and Oldenburg and/or

- (c) Two (2) miles of the following communities listed below:

- (i) Andersonville - *measured from the center of the intersection of Buena Vista and Rt. 244*

- (ii) Bath, Old - *measured from the center of the intersection of Bath Road and Dare Road*

- (iii) Bath, New - *measured from the center of the intersection of Bath Road and Springfield Road*

- (iv) Blooming Grove - *measured from the center of the intersection of Fairfield Causeway Road and Rt 1*

- (v) Buena Vista- *measured from the center of the intersection of Buena Vista Road and Stippsville Road*

- (vi) Canel Lake – *measured from the center of the intersection of Old US 52 and Route 52*

- (vii) Drewersburg – *measured from the center of the intersection of Wells Drive ND Drewersburg Road*

- (viii) Enochsburg – *measured from the intersection of County Line Road and Enochsburg Road*

- (ix) Hamburg - *measured from the center of the intersection of North Hamburg Road and West Hamburg Road*

- (x) Highland Center – measured from the center of the intersection of St. Peters Road and Highland Center Road
- (xi) Klemmes Corner - measured from the center of the intersection of Bossert Road and Highland Center Road
- (xii) Metamora - measured from the center of the intersection of Duck Creek Road and U.S. Highway 52
- (xiii) New Fairfield - measured from the center of the intersection of Copley Drive and Tremont Drive
- (xiv) New Trenton - measured from the center of the intersection of Broadway Road and U.S. Highway 52
- (xv) Mixerville – measured from the center of the intersection of Lee Road and Oxford Pike
- (xvi) Mount Haven – measured from the center of the intersection of US 52 and Holland Road
- (xvii) Oak Forest - measured from the center of the intersection of St. Marys Road and Pumphouse Road/Wolf Creek Road
- (xviii) Palestine – measured from the center of the intersection of US 252 and Dorrel Road
- (xix) Peoria - measured from the center of the intersection of State Line Road and Riley Pike
- (xx) Peppertown - measured from the center of the intersection of US 229 and Beacon Road
- (xxi) Raymond - measured from the center of the intersection of Raymond Road and Oxford Pike
- (xxii) Rockdale - measured from the center of the intersection of Johnson Fork Road and New Trenton Road
- (xxiii) Scipio- measured from the center of the intersection of US 252 and Stateline Road
- (xxiv) Sharptown - measured from the center of the intersection of Johnson Fork Road and Sharptown Road
- (xxv) St Marys - measured from the center of the intersection of St Marys Road and Sunman Road
- (xxvi) St Peters - measured from the center of the intersection of East Road and St Peters Road
- (xxvii) Southgate – measured from the center of the intersection of State Route 1 and St. Peters Road
- (xxviii) Springfield – measured from the center of the intersection of Oxford Pike and Urban Road
- (xxix) Whitcomb - measured from the center of the intersection of Oxford Pike and Whitcomb Road
- (xxx) Youngs Corner - measured from the center of the intersection of Youngs Corner Road and Cane Mill Road

(d) Any additional communities, whether platted or unplatted, that are not explicitly listed herein may be subject to the imposition of a buffer zone as deemed appropriate by the APC at the time of application for Conditional Use. The necessity and extent of such a buffer shall be determined based on factors including, but not limited to, population size, potential disruption to the surrounding area, and concerns related to public health, safety, and welfare. The APC shall evaluate each case individually to ensure preservation of community character and compatibility with adjacent land uses. *Said two (2) mile buffers shall be measured radially from the center of the stated intersections as detailed and established in plats, surveys, and/or other drawings of record in real property records of Franklin County.*

f) County Acreage Limits

(1) The total cumulative land area occupied by all Commercial SES projects within Franklin County shall be limited as follows:

(a) 1,500 acres or fewer within areas zoned A2 Agricultural;

(b) 400 acres or fewer within areas zoned A1 Prime Agricultural.