

## CHAPTER 14

### SECTION 1412 LARGE-SCALE GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATIONS:

#### THE TOWNSHIP OF VERONA ORDAINS:

##### Subsection 1412.1. INTENT AND PURPOSE

The intent of this Chapter is to promote the creation of largescale ground-mounted solar photovoltaic installations by providing standards for the placement, design, construction, operation, monitoring, modification, and removal of such installations that address public safety, and minimize impacts to adjacent uses. The provisions set forth in the Chapter shall apply to the construction, operation, and/or repair of largescale ground-mounted solar photovoltaic installations. A Large-Scale Ground-Mounted Solar Photovoltaic Installation is defined as solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted and has a generating capacity greater than 50- kilowatts (kW).

##### Subsection 1412.2. GENERAL REQUIREMENTS

(a) Special Use. Large-scale ground-mounted solar photovoltaic installations shall be considered a special use in all zoning districts. Prior to the construction of a large-scale ground-mounted solar photovoltaic installation, applications for Site Plan Review and a Special Use permit must be filed and approved by the Verona Township Planning Commission.

(b) Compliance with Laws, Ordinances, and Regulations. The construction and operation of all large-scale ground-mounted solar photovoltaic installations shall be consistent with all applicable local, state, and federal requirements. All buildings and fixtures forming part of a solar photovoltaic installation shall be constructed in accordance with the Michigan Building Code. XXIX - 2

(c) Building Permit and Building Inspection. No large-scale ground-mounted solar photovoltaic installation shall be constructed, installed or modified as provided in this section without first obtaining a building permit.

(d) Fees. Applications to build a large-scale ground-mounted solar photovoltaic installation in Verona Township must be accompanied by the fees required for a Special Use Permit and a Site Plan Review.

##### Subsection 1412.3. GLARE.

Solar panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties, or roadways. Solar panels shall be finished

with non-reflective coatings and any exposed frames or components shall have a non-reflective surface.

#### **Subsection 1412.4. DESIGN STANDARDS**

##### **(a) Setbacks**

1. **Front Yard:** The front yard shall be at least fifty (50) feet from the road right-of-way line.
2. **Side Yard:** Each side yard shall be at least twenty-five (25) feet. Where a large-scale ground-mounted solar photovoltaic installation abuts a residentially-zoned lot, the side yard shall not be less than fifty (50) feet.
3. **Rear Yard:** The rear yard shall be at least twenty-five (25) feet. Where a large-scaled ground-mounted solar photovoltaic installation abuts residentially-zoned lot, the rear yard shall not be less than fifty (50) feet.
4. **Height:** Large-scale ground-mounted solar photovoltaic installations shall not exceed fifteen (15) feet in height above the ground.
5. **Minimum Lot Area** shall be five (5) acres.
6. **From Other Structures on the Same Lot:** The large-scale ground-mounted solar photovoltaic installation shall be at least fifteen (15) feet from any other structure on the same lot.
7. **Power Lines:** All power lines need to be set at a minimum of 4 feet in depth and markable by Miss Dig. The wiring needs to be 4 feet deep and markable by Miss Dig.

(b) **Appurtenant Structures.** All appurtenant structures to shall be subject to reasonable regulations concerning the bulk and height of structures, lot area, setbacks, open space, parking, and building coverage requirements. All such appurtenant structures, including but not limited to, equipment shelters, storage facilities, transformers, and XXIX - 3 substations, shall be architecturally compatible with other structures in the installation. Whenever reasonable, structures should be shielded from view by vegetation to avoid adverse visual impacts.

(c) **Lighting.** Lighting shall be limited to that required for safety and operational purposes, and shall be reasonable shielded from abutting properties.

(d) **Signage.** Signs shall comply with the requirements described in Chapter 12. Further, large-scale ground-mounted solar photovoltaic installations shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the solar photovoltaic installation.

(e) **Utility Connections.** All utility connections from the solar photovoltaic installation shall be placed underground, depending on site conditions and any requirements of the utility provider.

(f) Screening. When a large-scale ground-mounted solar photovoltaic installation is adjacent to residentially zoned lot, side yard and rear yard screening may be required as determined by the Planning Commission to address specific site needs at the time of Site Plan Review.

#### **Subsection 1412.5. OTHER SPECIAL USE PERMIT APPLICATION REQUIREMENTS**

(a) Site Control. The applicant shall submit documentation of actual or prospective access and control of the project site sufficient to allow for construction and operation of the proposed installation.

(b) Operation & Maintenance Plan. The applicant shall submit a plan for the operation and maintenance of the large-scale ground-mounted solar photovoltaic installation, which shall include measures for maintaining safe access to the installation, storm water controls, as well as general procedures for operational maintenance of the installation.

(c) Emergency Services. Upon request by Verona Township, the owner/operator of the installation shall cooperate with local emergency services in developing an emergency response plan. All means of shutting down the solar photovoltaic installation shall be clearly marked. The owner/operator shall identify a responsible person for public inquiries throughout the life of the installation.

(d) Solar Photovoltaic Installation Conditions. The largescale ground-mounted solar photovoltaic installation owner/operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to local emergent response personnel. The owner/operator shall be responsible for the cost of maintaining the solar photovoltaic installation and any access road(s).

(e) Site Clearing. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation, and maintenance of the installation.

#### **Subsection 1412.6. ABANDONMENT OR DECOMMISSIONING**

(a) Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the largescale ground-mounted solar photovoltaic install shall be considered abandoned when it fails to operate for more than one year. If the owner/operator installation fails to remove the installation in accordance with the requirements of this section within 150 days of abandonment of the proposed date of decommissioning, Verona Township is permitted to enter the property and physically remove the installation.

(b) Removal Requirements. Any large-scale ground-mounted solar photovoltaic installation which has reached the end of its useful life or has been abandoned consistent with this section of the zoning ordinance shall be removed. The owner/operator shall physically remove the installation no more than 150 days after the date of discontinued operations. The owner/operator

shall notify the Planning Commission by certified mail of the proposed date of discontinued operations and plans for removal.

(c) Decommissioning shall consist of:

1. Physical removal of all large-scale ground-mounted solar photovoltaic installations, structures, equipment, security barriers, and transmission lines from the site.
2. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
3. Stabilization or re-vegetation of the site as necessary to minimize erosion.

(d) Financial Surety. The applicant for a large-scale ground-mounted solar photovoltaic installations shall provide a form of surety, either through escrow account, bond or otherwise, to cover the cost of removal in the event Verona Township must remove the installation, in an amount and form determined to be reasonable by the Planning Commission, but in no event to exceed more than 125 percent of the cost of removal and compliance with the additional requirements set forth herein, as determined by the applicant. The project proponent shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.

**EFFECTIVE DATE:** This Ordinance shall become effective 20 days after publication in a newspaper of general circulation within the Township of Verona.

Dated: \_\_\_\_\_, 2017

\_\_\_\_\_  
Carl Rader, Supervisor

Dated: \_\_\_\_\_, 2017

\_\_\_\_\_  
Joann Gerstenschlager, Clerk

First Reading:

Adopted: \_\_\_\_\_, 2017

Published: