

## Article XV. Proposed Solar Farm Ordinance

### Sec. 86.\_\_\_\_. Definition and Zoning District Designation

#### I. Definitions:

- A. **Solar Farm:** An area of land designated for the purpose of producing photovoltaic electricity.
- B. **RA-20 - Residential/Agricultural (20,000 square feet minimum) District.** It is the purpose of the RA-20 residential/agricultural district to preserve the rural and agricultural character of land removed from readily available urban services.

### Sec. 86.\_\_\_\_. Allowable Zoning Districts and Design Standards for Solar Farms

#### II. Allowable Zoning Districts and Design Standards for Solar Farms

- A. Solar Farms shall be a Permitted Use in RA-20 zoning areas, and will follow the following requirements:
1. **Solar Farm Development and Design Standards.** Solar energy systems, solar farm development standards shall be:
    - a) **Height.** Systems, equipment and structures shall not exceed 25 feet in height when ground mounted. Roof mounted systems shall not exceed the maximum height for the applicable zoning district.
    - b) **Setbacks.** Active solar system structures must meet the following setbacks:
      1. Ground-mounted. Ground-mounted solar energy systems as part of a solar farm shall meet the minimum zoning setback for the zoning district in which it is located.
    - c) **Distribution lines.** To the extent practical, all new distribution lines to any building, structure or utility connection may be located above ground.
    - d) **Approved solar components.** Electric solar system components must have a UL listing or equivalent.
    - e) **Compliance with building code.** All active solar systems shall meet all requirements of the North Carolina State Building Code and shall be inspected by a town/county building inspector.
    - f) **Compliance with National Electric Code.** All photovoltaic systems shall comply with the National Electrical Code, current edition.
    - g) **Utility notification.** No grid tied photovoltaic system shall be installed until evidence has been given to the planning and development department that the owner has been approved by the utility company to install the system. Off-grid systems shall be exempt from this requirement.

- h) **Abandonment.** It is the responsibility of the parcel owner to remove all obsolete or unused systems within 12 months of cessation of operations. Reusable components are to be recycled whenever feasible.
- i) A security fence will surround the perimeter of the solar farm.
- j) Reasonable accessibility for emergency services vehicles shall be required.
- k) No signage is allowed on the solar farm fencing except for a sign not to exceed 32 square feet displaying the facility name, address and emergency contact information.

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***On February 5, 2013, the Chadbourn Town Council held a public hearing on this ordinance. At the conclusion of the Public Hearing, Councilman Phillip Honeycutt made a motion to approve the ordinance. Mayor Pro Tem Rashad Roberts made the seconded the motion. The motion to approve the ordinance passed unanimously and the ordinance became effective February 5, 2013.***