A. Ground-mounted Solar Energy Collectors. Ground-mounted Solar Energy Collectors over two hundred (200) square feet in area and not greater than twelve hundred (1,200) square feet, intended to serve Single-Family Dwellings or Two-Family Dwellings, may be permitted as a Special Land Use in all Zoning Districts subject to the following requirements.

1. Ground-mounted Solar Energy Collectors may be located in the Rear Yard and the Side Yard, but not in the required Rear Yard Setback or in the required Side Yard Setback. The Planning Commission may allow location in the required Rear Yard Setback or the required Side Yard Setback if there would be adequate Screening and if there would be no adverse consequences for adjacent or nearby properties.

2. Ground-mounted Solar Energy Collectors may not be located in the required Front Yard Setback. They may be located in the Front Yard if there would be adequate Screening and if there would be no adverse consequences for adjacent or nearby properties.

3. Ground-mounted Solar Energy Collectors shall not exceed sixteen (16) feet in height, measured from the ground at the base of the collectors.

4. The total area of Ground-mounted Solar Energy Collectors on a Lot shall be included in the calculation of the maximum permitted Lot coverage requirement for the Lot, but shall not count against the Accessory Building or Structure allowances in Section 306.F.

5. Ground-mounted Solar Energy Collectors shall be permanently and safely attached to the ground. Proof of the safety and reliability of the means of attachment shall be submitted with the Special Land Use application and shall be subject to the Planning Commission’s approval.


B. Utility Scale Solar Energy Collectors. Utility Scale Solar Energy Collectors may be permitted as a Special Land Use in all Zoning Districts subject to the following requirements.

1. Applications must include equipment and unit renderings, elevation drawings, and distances from Lot lines and adjacent Buildings and Structures.

2. The exterior surfaces of Utility Scale Solar Energy Collectors shall be generally neutral in color and substantially non-reflective of light. A collector may not be installed or located so that sunlight or glare is reflected into Dwellings on other Lots or onto Streets or Private Roads.

3. Utility Scale Solar Energy Collectors shall be located in the area least visibly obtrusive to adjacent residential properties while remaining functional.

4. A Utility Scale Solar Energy Collector shall be permanently and safely attached to the ground. The collectors, and their installation and use, shall comply with construction codes and other applicable Township, County, State, and Federal requirements.

5. Power lines on the Lot between solar panels and inverters shall be placed underground.

6. A Utility Scale Solar Energy Collector that ceases to produce energy on a continuous basis for twelve (12) months will be considered abandoned unless the responsible party with ownership interest in the solar energy system provides substantial evidence to the Township every six (6) months after the twelve (12) months of no energy production of the intent to maintain and reinstate the operation of that system. The responsible party shall decommission and remove all equipment and facilities and restore the Lot to its condition prior to the development of the system within one (1) year of abandonment.

7. The minimum setback for all Utility Scale Solar Energy Collectors shall be one hundred (100) feet from all Lot lines; however, setbacks may be modified by the Planning Commission if the collectors are adequately screened and if there would be no adverse consequences for adjacent or nearby properties.

8. The maximum height of a Utility Scale Solar Energy Collector shall be twelve (12) feet, measured from the natural grade below the collector to the highest point at full tilt.

9. The Planning Commission may require screening for views of Utility Scale Solar Energy Collectors and associated equipment from residential properties or public rights- of-way may.
Screening methods may include the use of material, colors, textures, screening walls, and landscaping that will blend the collectors and equipment into the natural setting and existing environment.

10. A decommissioning plan signed by the responsible party and the Lot owner (if different) addressing the following shall be submitted prior to approval of Utility Scale Solar Energy Collectors. The plan shall include the following:
   a. Defined conditions upon which decommissioning and removal will be initiated (e.g., end of land lease, no power production for twelve [12] months, abandonment, etc.);
   b. Removal of Utility Scale Solar Energy Collectors and associated equipment, including, Structures, fencing, solar panels, and foundations;
   c. Restoration of a Lot to the condition which existed prior to the development of the Utility Scale Solar Energy Collectors;
   d. Specification of the timeframe to complete decommissioning activities;
   e. Description of any agreement (such as a lease) with the landowner regarding decommissioning, if applicable;
   f. Identity of the entity or individual responsible for decommissioning activities;
   g. Plans for updating the decommissioning plan, as necessary;
   h. A performance guarantee posted in the form of a bond, letter of credit, cash, or other form acceptable to the Township to ensure removal of the Utility Scale Solar Energy Collectors upon abandonment. As a part of the decommissioning plan, the responsible party shall provide at least two (2) cost estimates from qualified contractors for full removal and disposal of collectors, equipment, foundations, and structures associated with the system. These amounts will assist the Township when establishing the performance guarantee amount. The performance guarantee amount shall be valid throughout the lifetime of the system, and the Township may require it to be adjusted periodically to keep pace with the cost of living. Bonds and letters of credit shall be extended on a regular basis with expiration dates never less than two (2) years from the annual anniversary of Special Land Use approval.