

Leroy Township Zoning Regulations

SECTION 33

ALTERNATIVE ENERGIES

(Adopted 4/12/2010 --Effective 5/12/2010) (Revised 4/1/2022)

33.01 - ALTERNATIVE ENERGIES

33.02 A permitted accessory Use Permit shall be required for any alternative energy system constructed in any district so stated in this resolution.

33.03 A site plan shall be required to be filed with an application for zoning permit for this use. A decommissioning plan will be required to be submitted.

33.04 Alternative Energy systems shall comply with the following requirements:

A. Permitted uses for all alternative energy systems:

1. Requirements for a small wind farm (a – k):

- a. A small wind farm is defined by ORC 519.213 as having an aggregate generating capacity of less than 5-megawatt (MW) capacity.
- b. Each wind tower shall be set back a distance equal to 1.1 times its total height from:
 1. Any public right-of-way
 2. Any overhead utility lines
 3. All property lines
- c. A small wind farm shall comply with Federal Aviation Administration (FAA) regulations.
- d. No part of the system, including guy wire anchors, may extend closer than twenty (20) feet to any property line and the right-of-way line.
- e. All intra-project power lines and transmission lines leading up to the project shall be underground.
- f. A small wind farm shall comply with all applicable building and electrical codes.
- g. The tower shall be designed and installed so as to prohibit climbing rungs from a level measured 10 feet from the finished grade and installed but not to exceed the manufactured specifications.
- h. Small wind energy systems shall not exceed sixty (60) dB, as measured at the closest neighboring inhabited dwelling.

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- i. Signs attached to any part of the wind farm structure are prohibited, except for, appropriate warning signs; owner identification of wind towers, building or other structure associated with the farm and shall be in accordance with this resolution.
- j. Small wind farms shall not be built on vacant lots.
- k. Light standards: Light from the structure shall not trespass onto neighboring properties.

2. Requirements for Solar Panels or Arrays

- a. All ground and roof mounted solar panels shall be in accordance with all setbacks in this resolution. If roof-mounted solar panels are to be installed on a previously built structure that is deemed a legal nonconforming structure per Section 8 of the Zoning Regulation, the solar panel setback requirement is deemed to be met. (revised 4/1/2022)
- b. All solar panel installations shall comply with all applicable building, plumbing and electrical codes and shall not exceed the manufacturers' recommendations.
- c. All intra-project power lines and transmission lines leading up to project shall be underground.
- d. Solar panels shall not exceed above the roof line more than three (3) feet and shall not exceed the height requirement for the zoning district in which the lot is located.
- e. Solar panels or arrays shall not be installed on vacant lots.
- f. Signs attached to any part of the solar panels or arrays are prohibited, except for, appropriate warning signs, owners' identification, building or other structure associated with the solar panels or arrays and shall be accordance with this resolution.
- g. The number of solar panels or arrays installed shall not exceed the amount required to service the private use of subject property on which they are installed.

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3. Any wind energy or solar panel system that will be interconnected with any utility companies power grid must provide evidence that utility company has been informed, approved and has meet all their service connections code requirements. Off-grid systems are exempt from this requirement.