

2. **Solar Energy Conversion System, Large Scale<sup>310</sup>**
  - (a) Maximum lot coverage of the system and any associated equipment shall not exceed 65 percent.
  - (b) Adequate access for maintenance of the system shall be provided.
  - (c) The system shall not exceed a height of 20 feet.
  - (d) The system shall be enclosed by security fencing and locked gates that are at least six feet high, and shall provide warning signs at each vehicular access point to the site.
  - (e) Except for transmission lines and collector utility structures, all utilities associated with the system shall be located underground.
  - (f) The property owner shall be responsible for establishing any solar easements to protect solar access for the system from property owners in the vicinity, and for recording any such solar easement.
  - (g) All cleaning products used in the operation and maintenance of the system shall be biodegradable.
  - (h) The applicant shall transmit copy of all application materials to airports located within five miles of the proposed facility. A final decision on the application shall not be made until at least 14 days after the date of transmittal.
  - (i) The application must include a decommissioning plan that describes the timeline and manner in which the system will be decommissioned and the site restored to a condition similar to its condition prior to the establishment of the facility.
  - (j) If the system ceases operating for a period of 18 consecutive months, the county shall deem it abandoned and shall provide a written notice of abandonment to the owner. Within 180 days after notice of abandonment is provided, the owner shall either complete all decommissioning activities and site restoration in accordance with the decommissioning plan for the system or resume regular operation of the system.
3. **Utility, Major<sup>311</sup>**
  - (a) In the LI and CC-4 districts, sewage treatment facilities and water treatment plants are prohibited.
4. **Utility, Minor<sup>312</sup>**
  - (a) All buildings shall comply with setbacks that apply to accessory buildings in the zoning district in which they are located, except transformer stations shall comply with set setbacks that apply to principal buildings in the zoning district in which they are located.
  - (b) Equipment that produces noise or sound in excess of 70 decibels shall be located no closer than 100 feet to the nearest dwelling.

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<sup>310</sup> These standards are new.

<sup>311</sup> This section carries forward restrictions on specific types of facilities based on current permissions for this consolidated use.

<sup>312</sup> This section carries forward the standards for utility substations in Sec. 26-151(c)(76) of the current LDC.