

APRIL 2024
RE: MPC 03-24A

While reviewing the requirements for Solar Facilities, the Plan Commission staff noticed some language that didn't read correctly. Below you will find what is currently in the Delaware County Comprehensive Zoning Ordinance.

Article XXXI, Section 13 D 2 and 3 **currently read as follows:**

2. A minimum five hundred (500) foot setback, which includes a screening buffer and other native vegetation as described below, shall be maintained from the solar facility structures to any non-participating owner's adjoining property which contains a dwelling, as measured from the property line to the solar facility security fence. If the adjoining property does not contain a dwelling, the regular F Farming Zone side and rear setbacks of twenty-five (25) feet and fifty (50) feet, respectively, shall apply.
3. A minimum two hundred fifty (250) foot setback shall be maintained from any non-participating dwelling to any solar facility security fence. A minimum one hundred (100) foot setback shall be maintained for all other dwellings.

After re-listening to the meeting from November 2023, we feel that the intended language for Article XXXI, Section 13, D 2 and D 3 should read as follows:

2. A minimum five hundred (500) foot setback, which includes a screening buffer and other native vegetation as described below, shall be maintained from the solar facility security fence measuring to any non-participating owner's property line which contains a dwelling. If the non-participating property does not contain a dwelling, the regular F Farming Zone side and rear setbacks of twenty-five (25) feet and fifty (50) feet, respectively, shall apply.
3. A minimum five hundred fifty (550) foot setback shall be maintained from any non-participating dwelling to any solar facility security fence. A minimum one hundred (100) foot setback shall be maintained for all other dwellings.

The above referenced is the only part of Article XXXI, Section 13 (Solar Facility Requirements) that will be discussed by the Plan Commission Board at its April 4th, 2024 meeting. The staff at the Delaware-Muncie Metropolitan Plan Commission apologize for any confusion this issue may have caused while we worked to clarify the language of the Solar Facility Requirements.