

# Proposed Amendments to the Zoning Ordinance

## Additions to the Division 20: Definitions

The following definitions shall be added to 20.3 Definitions:

**Concentrated or Concentrating Solar Power (CSP) System.** A solar energy system that generates solar power by using mirrors or lenses to concentrate a large area of sunlight on to a small area.

**Ground Mount Solar Energy System.** A solar energy system that is directly installed into the ground and is not attached or affixed to an existing structure.

**Net Metering.** A billing arrangement that allows solar customers to obtain credit for the excess electricity that they generate and deliver back to the grid so that they only pay for their net electricity usage at the end of the month.

**Perimeter.** Circumference around two or more contiguous parcels actively engaged in SGES or SFES and connected to the same energy network.

**Solar Energy.** Radiant energy emitted by the sun that can be collected in the form of heat or light for use in power generation.

**Solar Energy System (SES).** The components and subsystems required to convert solar energy into electricity for use. The area of the system includes all the land inside the perimeter of the system, which extends to any security fencing.

**Personal Solar Energy System (PSES).** Any device or combination of devices or elements which rely upon direct sunlight as an energy source including but not limited to any substance or device which collects sunlight for generating electricity for use on-site. However, the energy output may be delivered to a power grid to offset the cost of energy on-site.

**Solar Garden Energy System (SGES).** A commercial solar-electric (photovoltaic) array that provides electric power to a cluster of households or businesses residing or located offsite from the location of the SES. It may be comprised of a single parcel of land or two (2) or more contiguous parcels of land.

**Solar Farm Energy System (SFES).** A commercial facility that converts sunlight to electricity, whether by photovoltaics (PV) or other conversion technologies for the primary purpose of wholesale sales of generated electricity. It may be comprised of a single parcel of land or two (2) or more contiguous parcels of land.

**Solar Panel.** A device for the direct conversion of solar energy into electricity.

**Structure Mount Solar Energy System.** A solar energy system in which solar panels are mounted on top of a roof structure as either a flush mounted system or as modules fixed to frames which can be tilted toward the south at an optical angle.

**Wetlands.** Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

### **Additions to the Special Use Exceptions in “C-1” Conservation District**

The following exceptions shall be added to 50.3 Special Use Exceptions:

50.3.4 Solar Garden Energy Systems (SGES)

50.3.5 Solar Farm Energy Systems (SFES)

### **Additions to the Special Use Exceptions in “A-1” Agricultural District**

The following exceptions shall be added to 60.4 Special Use Exceptions:

E. Solar Garden Energy Systems (SGES)

F. Solar Farm Energy Systems (SFES)

### **Amendment to 160.4.1 Comprehensive Plan and Zoning Hearings**

Strike: Notice of the time and place of the hearing will be given, and that at least 4 days (Iowa Code, Chapter 335) before such hearing, by one publication in a newspaper of general circulation.

Replace with: Notice of the time and place of the hearing will be given following the provisions of Iowa Code, Chapter 335.

### **Amendment to 170.1 County Board May Amend Ordinance**

Strike: Before submitting its recommendations and report to the Board of Supervisors, the Commission shall hold a public hearing on the proposed amendment, supplement or change. It shall give not less than 15 nor more than 30 days notice of the time and place of hearing by

publication in a newspaper published in the county and when a change district boundaries or classification of property is involved by mailing notices to all property owners directly involved, contiguous to or directly across a road or alley from the area proposed to be altered.

Replace with: Before submitting its recommendations and report to the Board of Supervisors, the Commission shall hold a public hearing on the proposed amendment, supplement or change. Notice of the time and place of hearing will be as set forth in Iowa Code Chapter 335 and when a change district boundaries or classification of property is involved by mailing notices to all property owners directly involved, contiguous to or directly across a road or alley from the area proposed to be altered.

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