



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

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**TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG**

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Work Session – October 1, 2024

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the October 1, 2024, General Session, meeting.

David G. Young – present

Shannon Jones – absent

Tom Grossmann – present

Krystal Powell, Clerk – present

24-1308 A resolution was adopted approving Royce Machine PUD Stage 2 in Union Township subject to conditions. Vote: Unanimous

24-1309 A resolution was adopted initiating Text Amendments to the Warren County Rural Zoning Code. Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

John Gomez, Southwest Regional Liaison for Ohio Treasurer Robert Sprague, was present to provide an update from the Ohio Treasurer's Office. Mr. Gomez provided updates relative to the State Treasury Asset Reserve of Ohio (STAR Ohio), Ohio Market Access Program (OMAP), Agriculture Linked Deposit Program (Ag-Link), Stable Account, and the future Buckeye Business Advantage Program.

ADMINISTRATIVE HEARING

ROYCE MACHINE PUD STAGE 2 IN UNION TOWNSHIP

The Board met this 1st day of October 2024, in the Commissioners' Meeting Room, for the administrative hearing to consider the application for the Royce Machine PUD Stage 2 in Union Township.

Commissioner Young opened the administrative hearing and then proceeded to administer the oath to anyone desiring to give testimony during this hearing.

Hadil Lababidi, Regional Planning Commission, presented the attached PowerPoint presentation outlining the property address, parcel size, and current zoning. Ms. Lababidi further stated the applicant is proposing the construction of an 80x100 commercial shop building, a 2,134 addition to the existing shop building, 15 parking spaces, a designated unloading/loading area, additional driveway access, and landscaping and fencing.

Mark Burton, applicant/property owner, stated the setback of the proposed commercial shop building is the reason for the administrative hearing.

Upon discussion, the Board resolved (Resolution #24-1308) approving the Royce Machine PUD Stage 2 in Union Township subject to conditions.

Ray Dratt, Chief Zoning Inspector, was present for a work session to consider initiation of proposed text amendments to the Warren County Rural Zoning Code. Mr. Dratt presented the attached PowerPoint presentation outlining the process of approving the proposed text amendments and summarizing the proposed text amendments.

Upon discussion, the Board resolved (Resolution #24-1309) initiating text amendments to the Warren County Rural Zoning Code

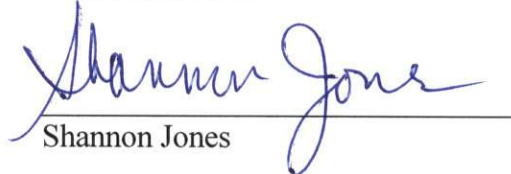
Molly Conley, Warren County Soil and Water Conservation District Executive Director, was present for the Board to proclaim October 1, 2023, through October 7, 2024, as "Stormwater Awareness Week" in Warren County.

Ms. Conley stated the need of support from the Board of Commissioners relative to the passage of Ohio House Bill 426 to designate Stormwater Awareness Week in the State of Ohio


Upon motion the meeting was adjourned.

David G. Young, President


Tom Grossmann


Shannon Jones

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on October 1, 2024, in compliance with Section 121.22 O.R.C.


Krystal Powell, Clerk
Board of County Commissioners
Warren County, Ohio



Royce Machine

PUD Stage 2 – Union Township

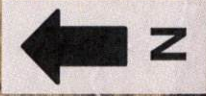
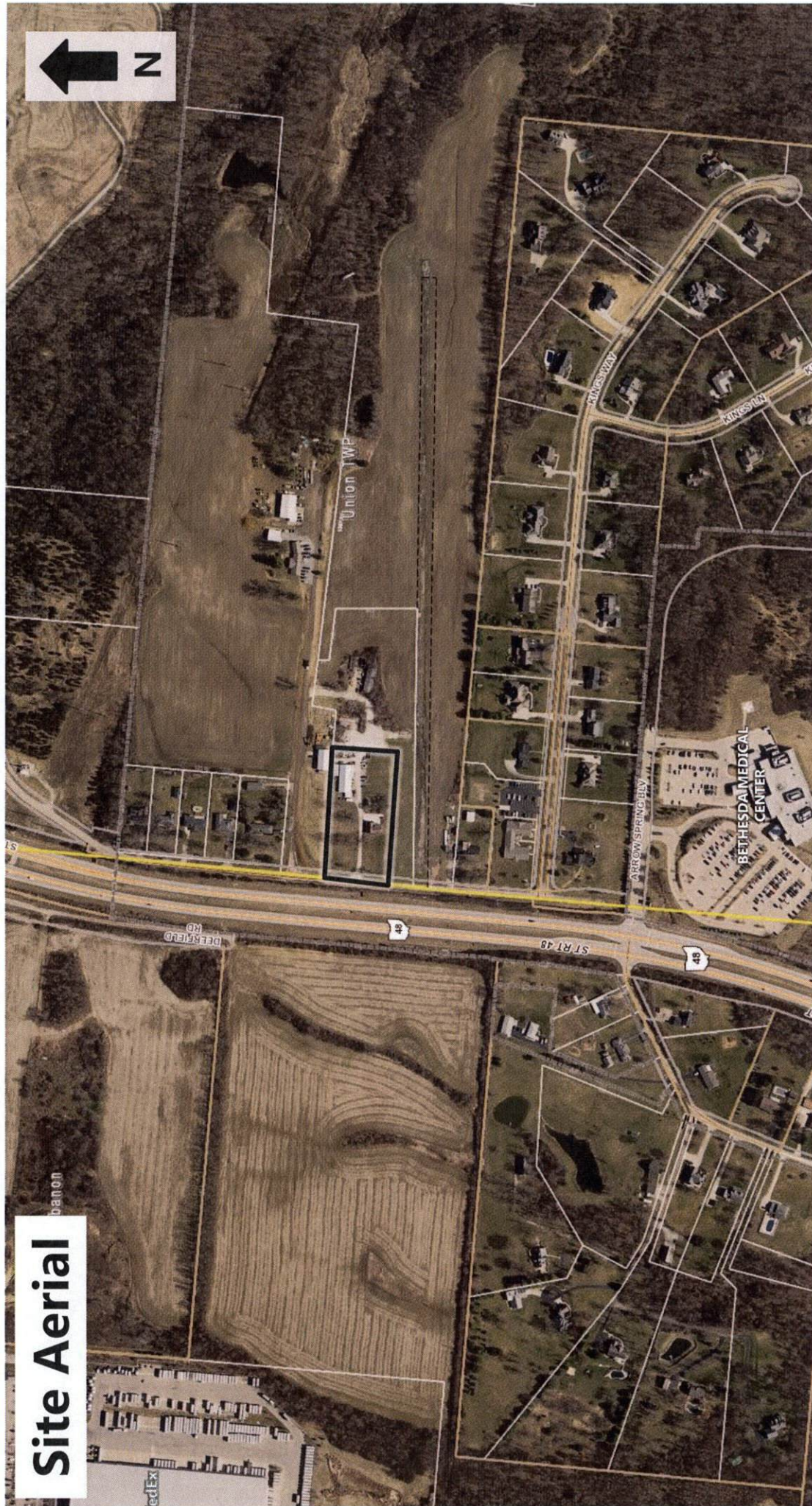
Board of County Commissioners

Meeting Date: October 1, 2024

Site Location



Site Aerial





Site Aerial



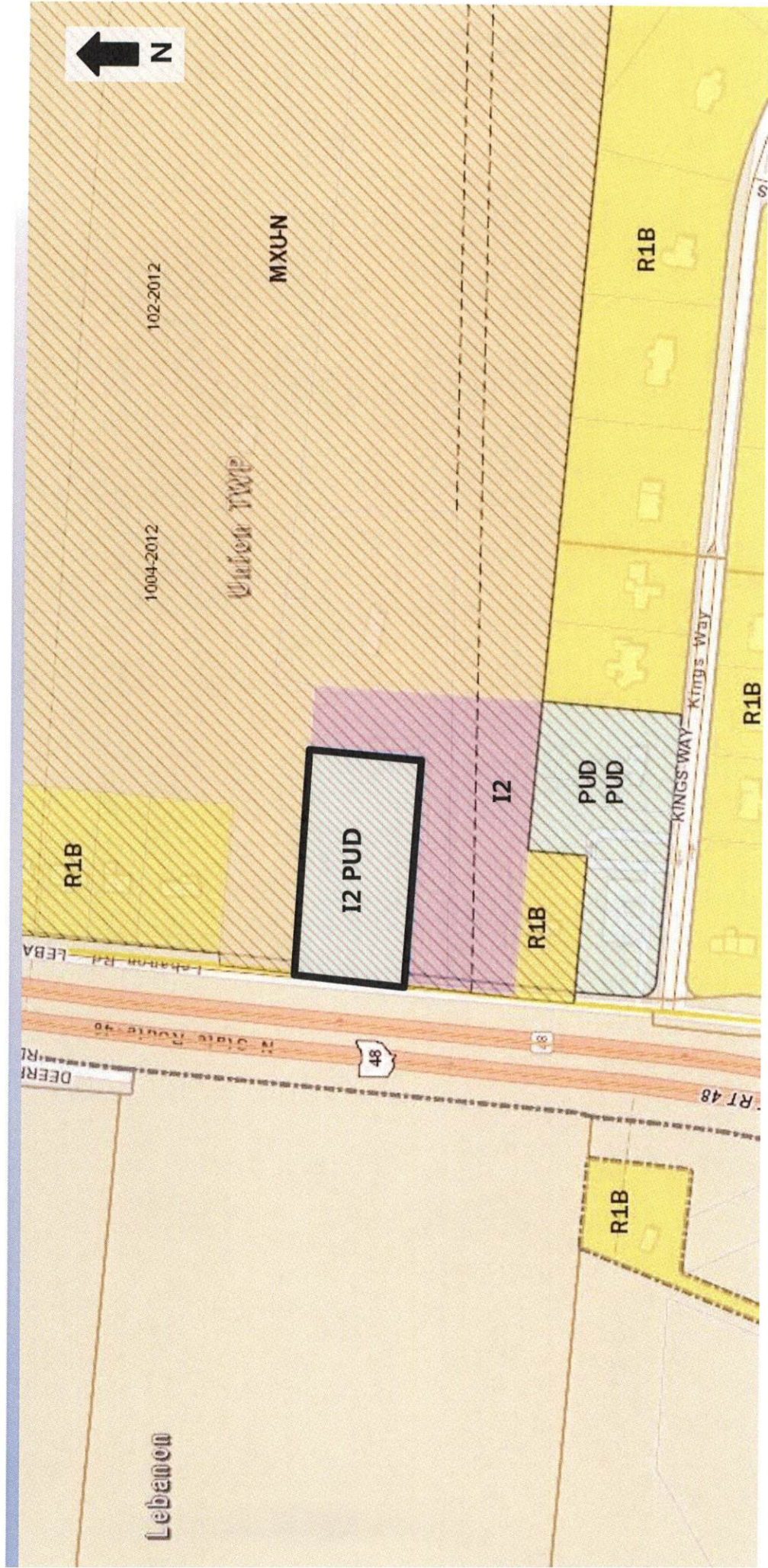
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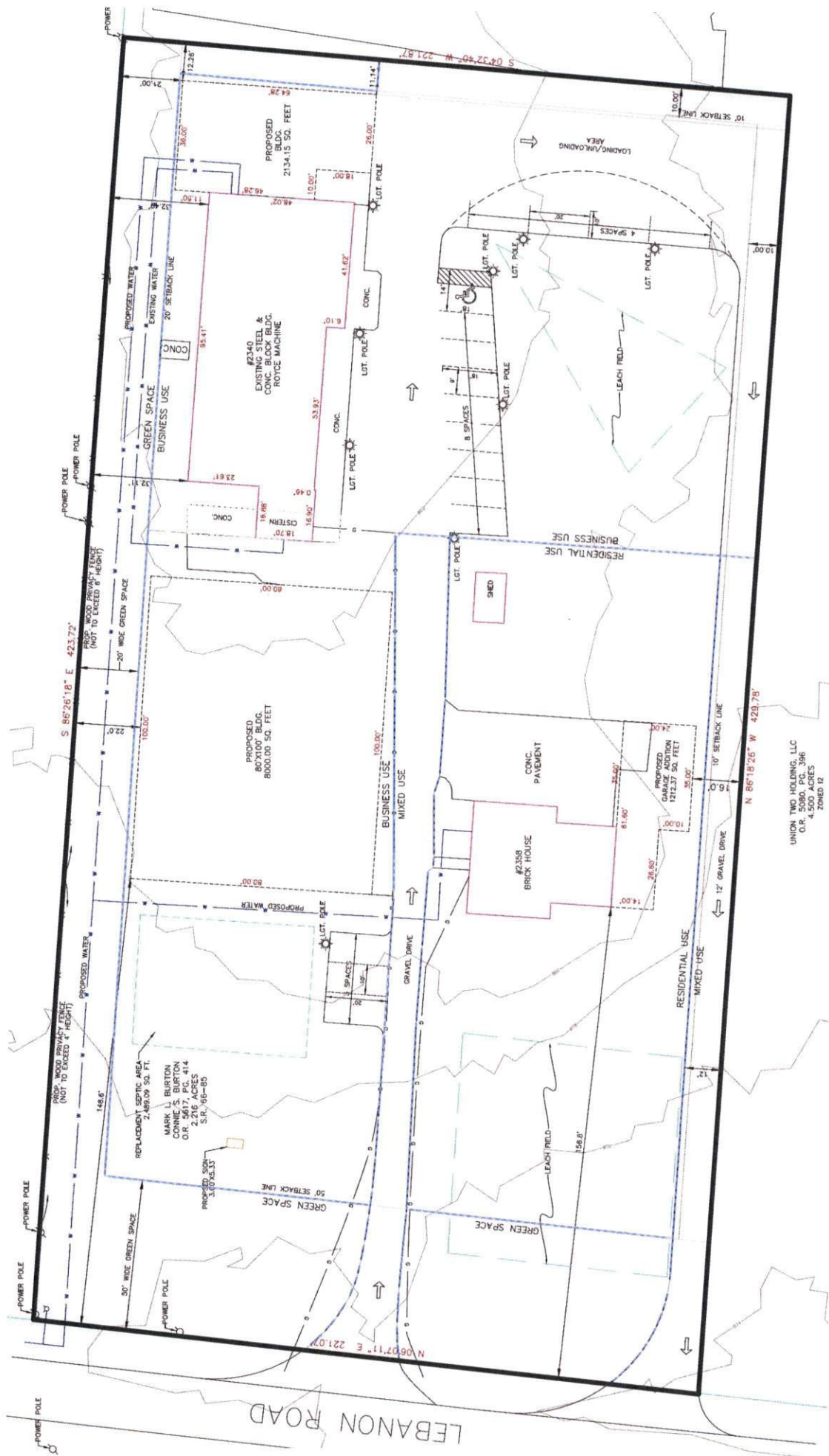
LEBANON ROAD

ION RD

Current Zoning- I2 PUD

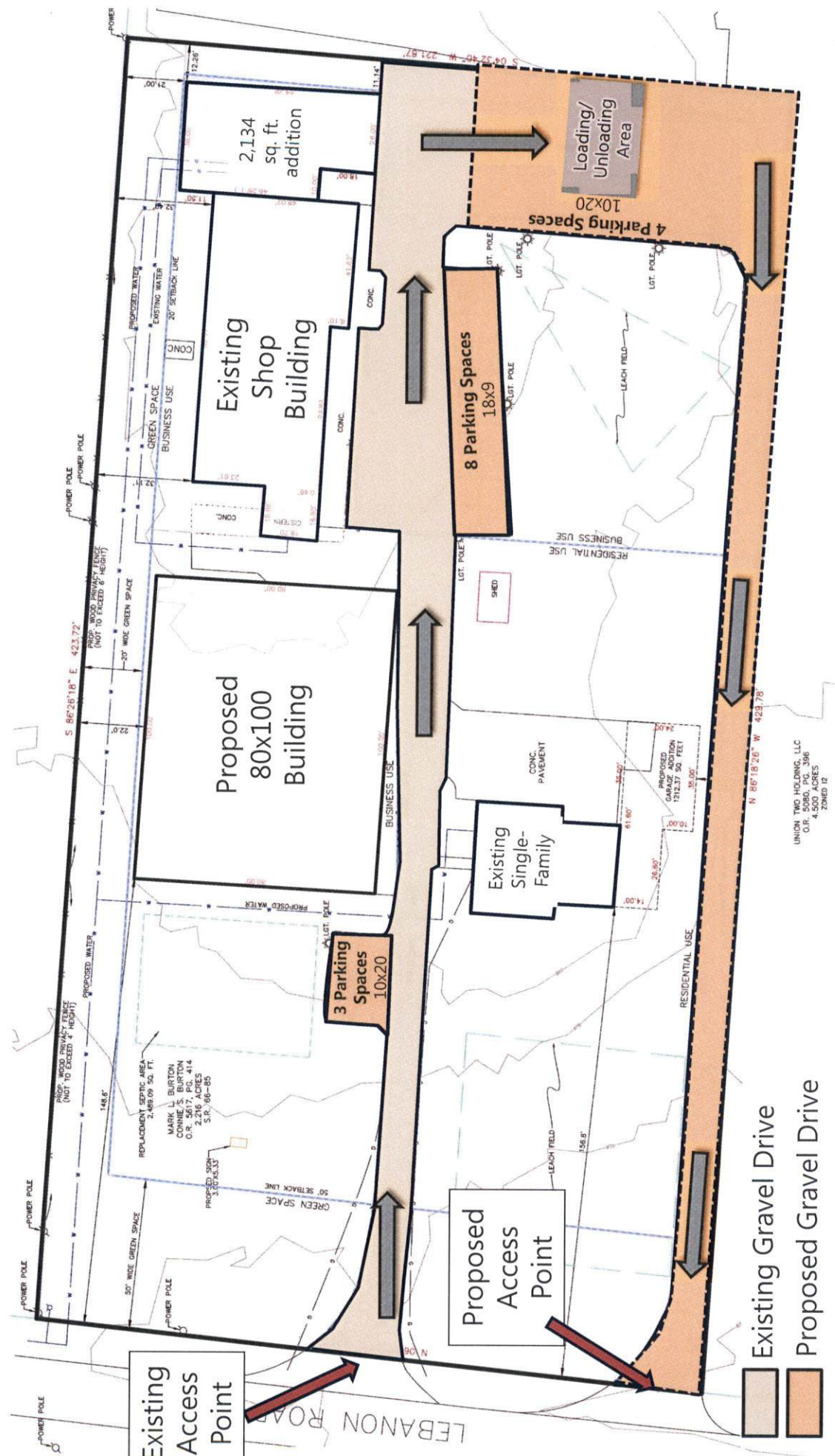


PUD STAGE 2 SITE PLAN



UNION TWO HOLDINGS, LLC
 03-8-2004 C.C. 2006
 4,500 ACRES
 ZONED I2

PUD STAGE 2 SITE PLAN



- Existing Gravel Drive
- Proposed Gravel Drive

UNION TWO HOLDING, LLC
 C.R. 5080, PG. 306
 4.5 ACRES
 ZONED U2

Recommendation

Staff recommends **approval** of the **Royce Machine PUD Stage 2** to the Board of County Commissioners subject to the following conditions.

1. All plans and proposals of the applicant shall be made conditions of approval unless modified by one of the following conditions.
2. Compliance with the Warren County Rural Zoning Code, Resolution #23-0139, and the PUD Development Standards.
3. **The proposed new access point to Lebanon Road shall receive approval from the Warren County Engineer's Office. If the additional access point is denied the applicant shall submit an updated Site Plan removing the driveway.**

Recommendation

6. Compliance with the requirements of the Warren County Health District or the Ohio Environmental Protection Agency. Any existing leach lines or other portion of the system(s) shall be located and marked on-site prior to building. The proposed wastewater systems shall receive approval from the Warren County Health District prior to PUD Stage 3. If it is determined that the use will generate more than 1,000 gallons of wastewater per day, the OEPA will have jurisdiction to review the septic system and the OEPA shall approve the system prior to PUD Stage 3.



Warren County Zoning Code Text Amendments

Board of County Commissioners

Meeting Date: October 1st, 2024

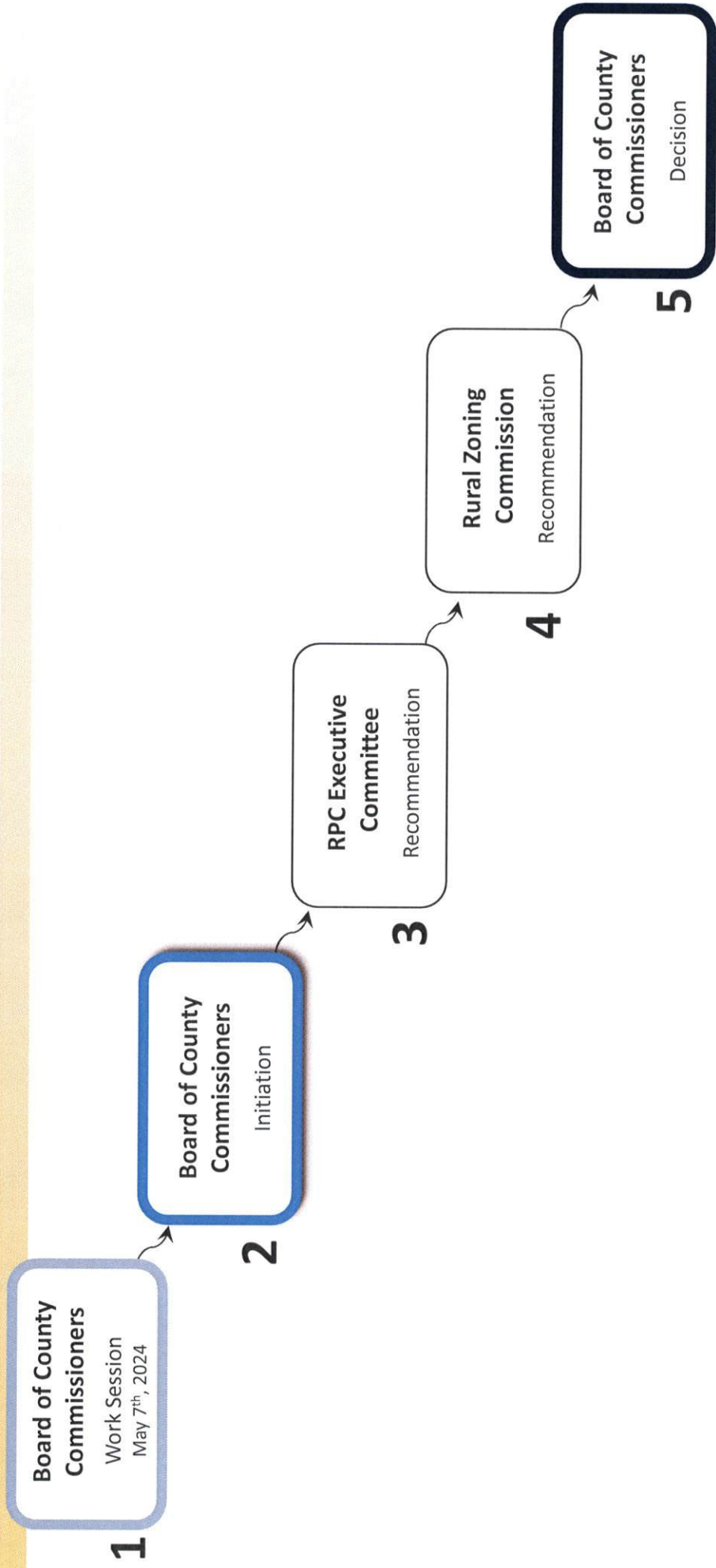
Introduction



Amendments to the Warren County Rural Zoning Code.

- **Drafted by Planning/Zoning staff.**
- **Reviewed by the Prosecutor's Office.**

Review Process



Text Amendment Format

☐ Old Language: ~~Red, strikethrough~~

☐ New Language: Blue

☐ Example:

Street, Private: Any road or street that is not publicly accepted, owned, and maintained. These streets ~~and~~ are used for access by the occupants of the development, their guests, and ~~the general~~ ~~public~~-fire, emergency, public service, and public utility vehicles.

Summary

- Regulate Solar Facilities (<50 MW)
- Public Notification Process
- Minimum Lot Width

Request: County Commissioners to initiate the proposed text amendments for the Warren County Rural Zoning Code.

Summary of Proposed Amendments

The proposed amendments related to Solar Uses:

1. Adds regulations for Principal Solar Facility,
2. Defines components and elements of a Solar Facility, and
3. Includes Solar use in the Table of Uses (Section 2.205 Table of Uses by Zoning District) as new land uses.

Summary of Proposed Amendments

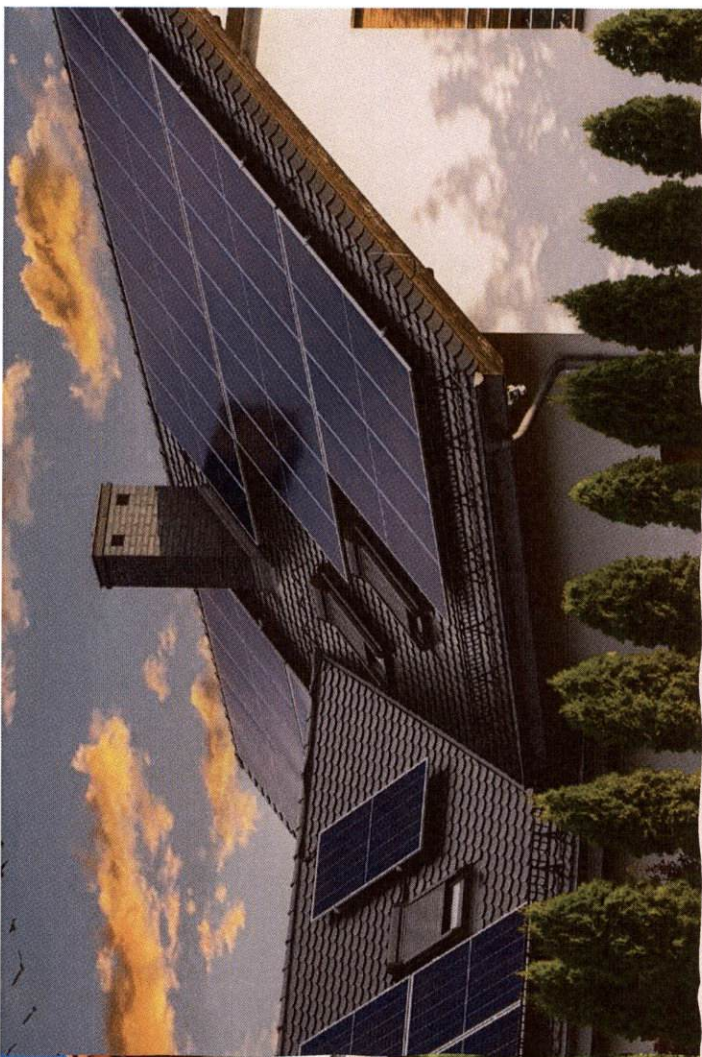
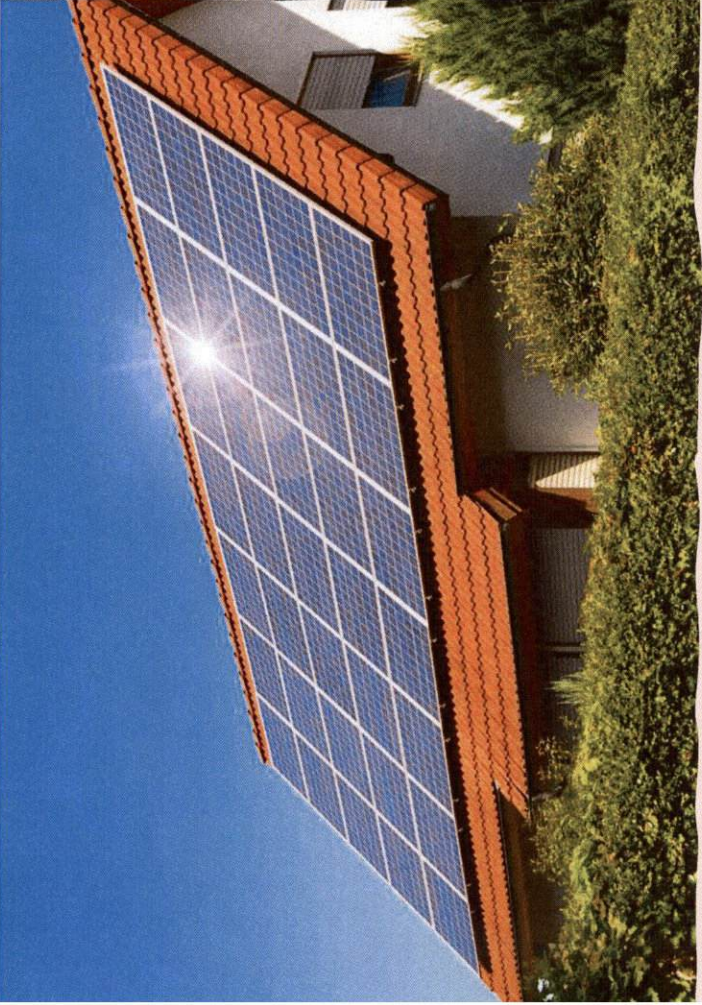
Other proposed text amendments:

1. Restate the public notification process for various zoning applications.
2. Clarify the requirements for Lot Width and Minimum Lot Width,
3. Modify and clarify the multi-family/non-residential access requirements
4. Define/Re-define lot, street, and structure.

SOLAR ENERGY SYSTEMS

Proposed Amendments

- Update “Table of Uses” to add **Principle Solar Energy Production Facility** classifications under each zoning district
- Add regulations for **“Principal Solar Energy Production Facility”**
- Regulate both public and private utilities (<50 mw)
- Defines components and elements of a Solar Facility



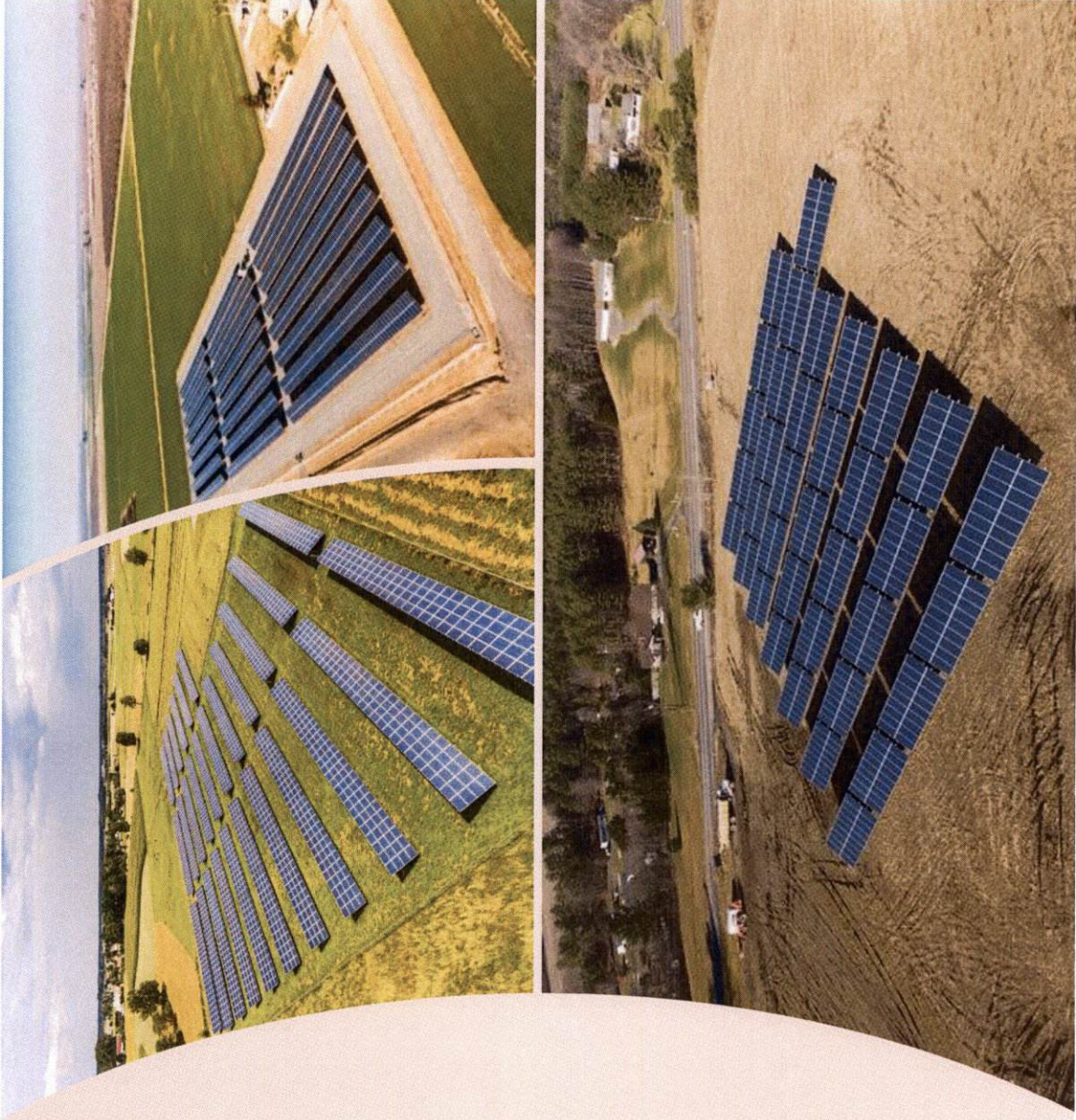
ACCESSORY SOLAR ENERGY

Article 2, Chapter 2, Sec. 2.205 Table of Uses by Zoning District

TABLE OF USES BY ZONING DISTRICT Accessory Solar Energy Permitted in All Zoning Districts

LAND USES	ZONING DISTRICTS											Use Specific Standards		
	RU & R1A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1		I2	
ACCESSORY USES & STRUCTURES														
Detached Buildings or Other Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	3.102
Drive Through						P	P	P	P	P	P	P	P	3.102.5
Family Cemetery	P	P	P											N/A
Solar Energy System Equipment Accessory Solar Energy	P	P	P	P	P	P	P	P	P	P	P	P	P	3.102.10 (A)

Principal Solar Energy



Proposed Amendments

The proposed language for “Principal Solar Energy Production Facility” includes standards for:

- Lot size
- Lot coverage
- Driveway Materials
- Decommission or Removal
- Underground Utilities
- Road Use Maintenance Agreement
- Height
- Emergency Response Comments
- Setback
- Site Plan Review
- Screening and Buffering
- Surrounding Properties Owner’s Notification

Summary of Proposed Standards – Section 3.102.10 (B)

1. Located on a lot of **at least twelve (12) acres in size.**
2. Regulates lot coverage.
3. Requires underground utilities (utility, distribution, and transmission lines).
4. **Roof mounted: May be mounted to a principal or accessory building and shall not exceed 10 feet beyond the building height.**
5. Ground and pole mounted:
 - a) **Shall be no taller than 15 feet.**
 - b) **20% or less of onsite solar energy production.**
6. Building mounted/Other structure mounted/integrated: **No taller than the primary mounting structure**
7. Screen mechanical equipment (to include storage structures).

Summary of Proposed Standards – Section 3.102.10 (B)

8. Buildings and solar equipment screened from ground-level view.

9. Setbacks:

a) Non-Participating Parcel:

1) One-hundred and fifty (150) feet from lot lines.

2) **Three-hundred (300) feet from any dwelling.**

3) One-hundred and fifty (150) feet from the edge of any adjacent road right-of way.

b) Participating Parcel: Setbacks for all other buildings and structures comply with the applicable zoning setback standards

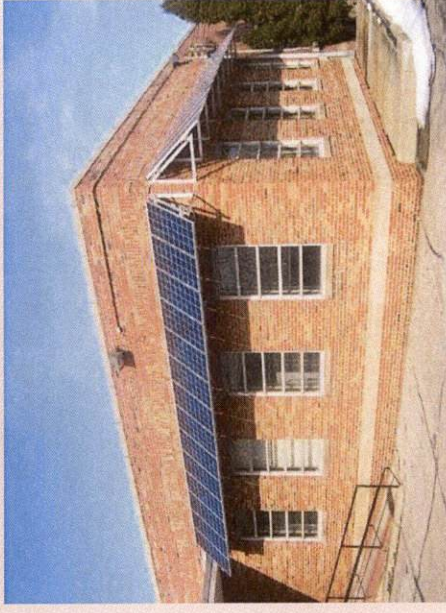
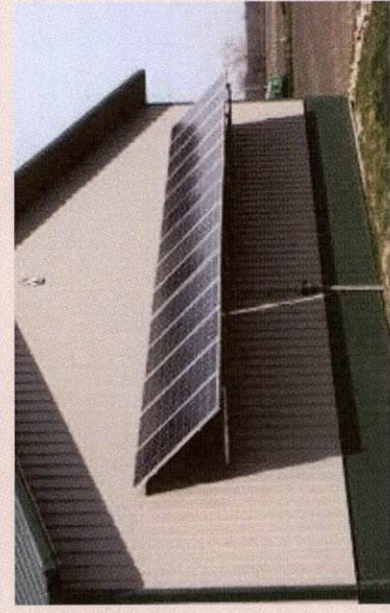
10. Decommission: removed from the property within six (6) months.

11. Road Use Maintenance Agreement is required

Notification Requirements: **First class mail to property owners within 1,000 feet of the subject site**

Proposed Standards – Definitions

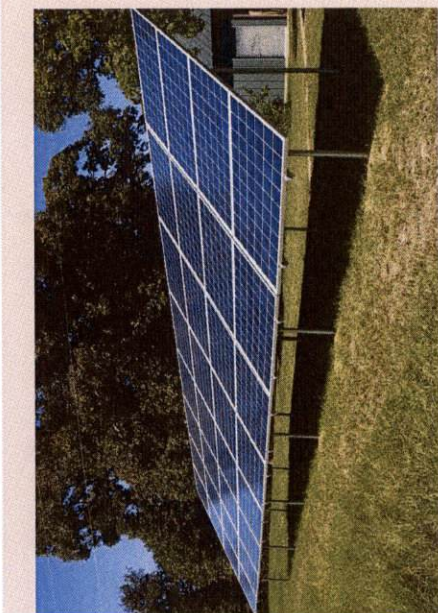
1. **Small Solar Facility**
2. **Solar Energy**
3. **Solar, Community**
4. **Solar Energy, Accessory**
5. **Solar Energy Equipment**
6. **Solar Energy System**
7. **Solar Photovoltaic (PV)**
8. **Solar, Ground/Pole Mounted Energy Systems**
9. **Solar, Building Mounted/Other structure mounted / Integrated Energy Systems**
10. **Solar, Participating Parcels**
11. **Solar, Principal Energy Production Facility**
12. **Solar, Roof Mounted Energy Systems**



**Building mounted/Other
structure mounted /
Integrated Solar**



Roof Mounted Solar



Ground/Pole Mounted Solar

PUBLIC NOTIFICATION

Proposed Amendments (Article 1, Chapter 3, Zoning Enforcement)

Updates for the **public notification** sections for zoning applications:

- **Site Plan Review**
- **Conditional Use**
- **Zoning Amendments**
- **Variance**
- **PUD**

Article 1, Chapter 3, Sec. 1.303.3(C) Site Plan Review, Public Notification

The Zoning Inspector shall post a sign, ~~stating~~ advertising ~~a public hearing~~ the administrative hearing and where to get additional information, on the subject property. The sign shall be posted at least 10 calendar days prior to the administrative hearing.



MINIMUM LOT WIDTH

Proposed Amendments

Updates for the “**Residential Zones Development Standards Table**” to include

Minimum Lot Width along with **Minimum Lot Frontage** and add definitions for

“**Lot Width**” and “**Maximum Lot Depth to Width Ratio**” to the table’s notes.

Article 2, Ch. 3

Sec. 2.302.1

Residential Zones Development Standards Table

Development Standard		Residential Zoning Districts						
		RU	R-1A	RI	RIB	R2	R3	
Density (Units per acre)	Front	0.2	0.33	0.5	1.0	3	4	
	Side	50	50	50	40	40	35	
	Rear	Total of 50 feet with a minimum side of 20 feet	Total of 50 feet with a minimum side of 20 feet	Total of 50 feet with a minimum side of 20 feet	15	15	10	
Minimum *Yard (feet)		50	50	50	40	40	30	
Maximum Height (feet)*		35	35	35	35	35	35	
Minimum Lot Frontage and Lot Width (feet)	Standard	Lots ≤ 2 Acres	150	140	100	75	65	
	Curved* Frontage	Lots > 2 Acres	200	140	100	75	65	
Minimum Lot Depth to Width Ratio* (Applies to lots ≤ 5 acres. Irregularly shaped pentahedra lots are exempt)	Standard	Frontage at road right-of-way	50	50	50	25	25	
	Curved* Frontage	Minimum Lot Width at minimum front building setback line	150	150	140	75	65	
Minimum Lot Width*		The minimum continuous width and frontage shall be equal to the required lot width determined by applying the minimum maximum depth to width ratio. Unless otherwise provided in Section 3.103.2(c) (Panhandle Lots) Refer to Maximum Lot Depth to Width Ratio below						
Maximum Lot Depth to Width Ratio* (Applies to lots ≤ 5 acres. Irregularly shaped pentahedra lots are exempt)	Lots ≤ 2 Acres	4:1						
	Lots > 2 Acres	5:1						
Minimum House Size (Sq. Ft. of living space per unit)		Single Family: 1,200					Single Family: 1,200 Two-Family or Multi-Family: 960	

Sec. 2.302.1 Residential Zones Development Standards Table

3. *~~Minimum Lot Frontage and Width~~ **Curved Frontage**: Lots along a road curve with a centerline radius of less than or equal to three hundred (300) feet are permitted to have a continuous minimum frontage at the required road right-of-way or easement and the required width measured at the building setback line. Except as otherwise provided in Section 3.103.2(C) (Panhandle Lots).
4. ***Lot Width**: The Lot Width and Minimum Lot Width at minimum front building setback line is applicable to all standard and curved frontage lots and shall be regulated by whichever value is greater. The Lot Width is applied at the minimum front building setback line.
5. ***Maximum Lot Depth to Width Ratio**: Each new lot created that is less than five acres in size shall not have a depth of more than four times its width (lots less than or equal to 2 acres), and no more than five times its width (lots greater than 2 acres) within the RU and R-1A zoning districts. Each new lot created that is less than five acres shall not have a depth of more than four times its width within the R1, R1B, R2 and R3 zoning districts.

**MULTI-FAMILY OR NON-RESIDENTIAL ACCESS
AND DRIVEWAYS**

Proposed Amendments- Article 3, Ch. 3, Parking, Loading, And Circulation Standards

Updates the minimum setback distance for multi-family and non-residential driveways from residential and non-residential properties.

SEC 3.311 Design Requirements:

(B) Multi-Family or Non-Residential Access and Driveways:

1. There shall be adequate provision for ingress and egress to all parking areas as regulated by the Warren County Engineer's Office Access Management Regulations.
2. The width of a driveway (ingress/egress) for a multi-family or non-residential use, at the street right-of-way line, shall have a minimum width of twenty-four (24) feet and maximum width of thirty-six (36) feet (unless otherwise permitted or required by the Warren County Engineer's Office).
3. Shared ingress and egress is strongly encouraged whenever possible and may be required if deemed necessary by the Warren County Engineer's Office or ODOT as applicable.
4. All driveways [multi-family or non-residential] shall be located at least **five ten (510)** feet from side or rear property lines **for of** all residential properties and **ten five (10 5)** feet for all other land uses.

OTHER DEFINITIONS

Article 4, Chapter 1, Definitions

Street, Public: A public ~~way~~ roadway ~~same in function as a road, but most often within dedicated~~ constructed within the boundaries of an officially deeded and accepted public right- of-way or easement. Public roadways may be flanked by public utilities easements, sidewalks, ~~and bikeways, and having~~ curbs and gutters, ~~rather than~~ or side ditches ~~for pavement drainage~~. (See Warren County ~~Read and~~ Thoroughfare Plan.)

Street, Public: A public roadway constructed within the boundaries of an officially deeded and accepted public right- of-way or easement. Public roadways may be flanked by public utilities easements, sidewalks, bikeways, curbs and gutters, or side ditches. (See Warren County Thoroughfare Plan.)

Article 4, Chapter 1, Definitions

Street, Private: Any road or street that is not publicly accepted, owned, and maintained. These streets ~~and~~ are used for access by the occupants of the development, their guests, and ~~the general public~~ fire, emergency, public service, and public utility vehicles.

Street, Private: Any road or street that is not publicly accepted, owned, and maintained. These streets are used for access by the occupants of the development, their guests, and fire, emergency, public service, and public utility vehicles.

Article 4, Chapter 1, Definitions

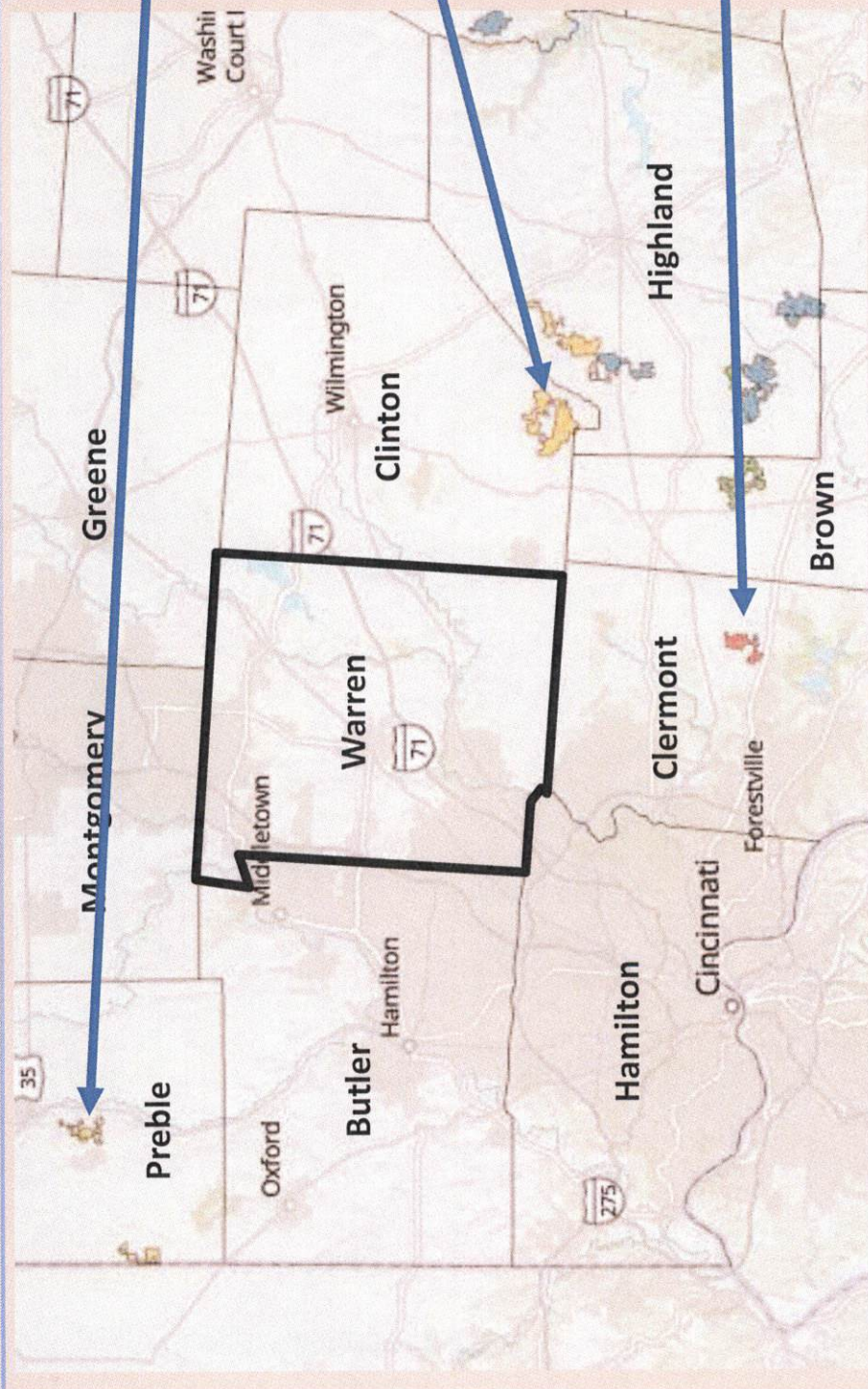
Structure, Minor: Any small accessory structure or building such as birdhouses, tool houses, pet houses, play equipment, arbors, fire pits, outdoor cooking and grill islands, outdoor fireplaces, ~~and~~ walls and fences, standalone generators, and electric vehicle charging units.

Structure, Minor: Any small accessory structure or building such as birdhouses, tool houses, pet houses, play equipment, arbors, fire pits, outdoor cooking and grill islands, outdoor fireplaces, walls and fences, standalone generators, and electric vehicle charging units.

BACKUP SLIDES

Surrounding Solar Developments (Over 50MW)

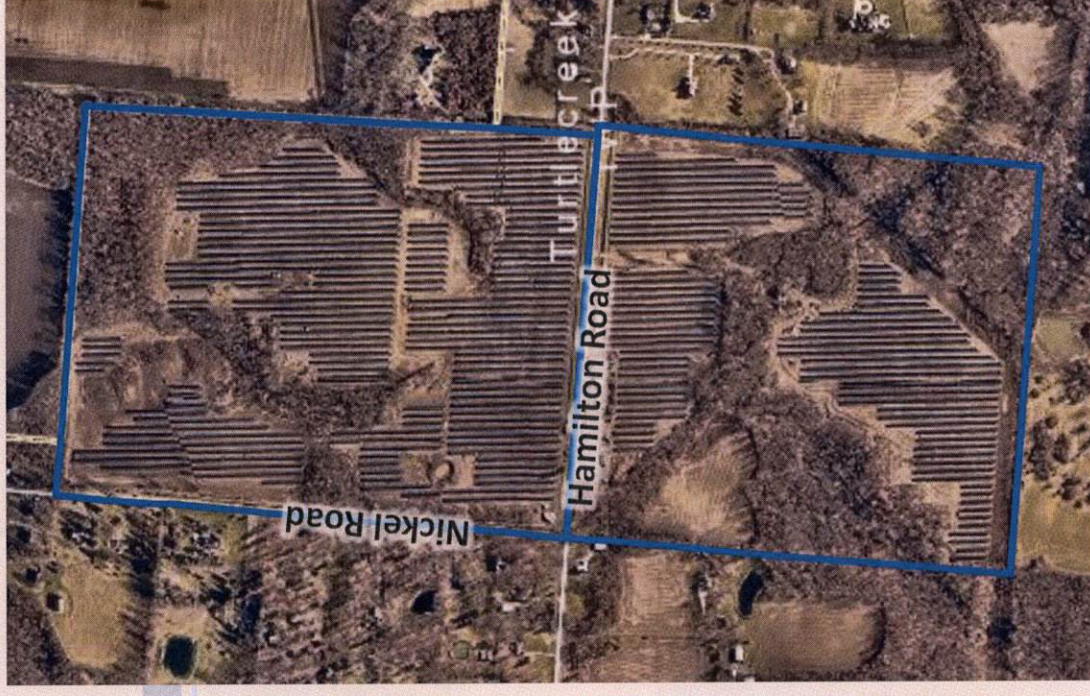
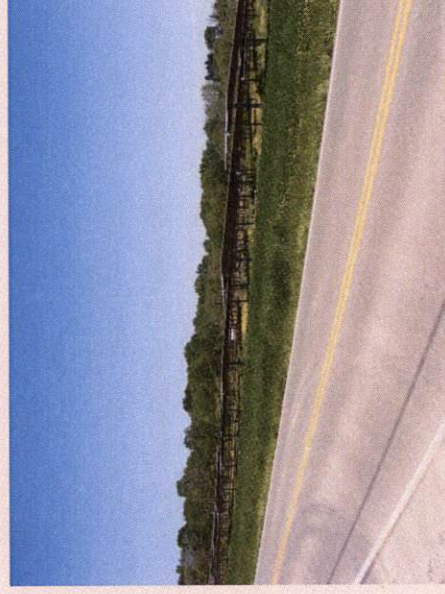
<p><u>Preble County</u> Capacity: 69.9 MW Area: 1,003 Acres</p>	<p><u>Clinton County</u> Capacity: 300 MW Area: 2,457 Acres</p>	<p><u>Clermont County</u> Capacity: 152.2 MW Area: 1,200 Acres</p>
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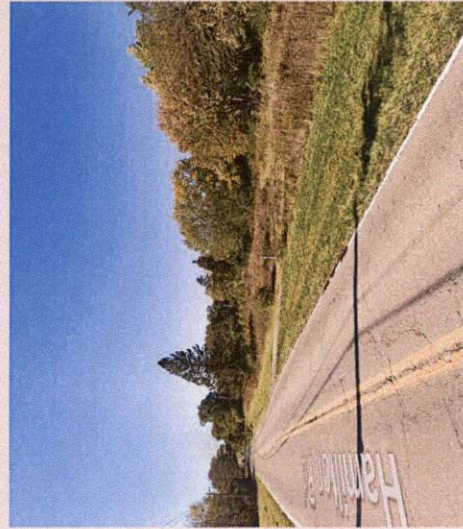
Existing Solar Farm Development

Cincinnati Zoo Solar Farm

- Capacity: Approximately 19 MW
- Area: 233.56 Acres
- Approved as a Site Plan
- Zoned Public Recreation



Cincinnati Zoo Solar Farm



Before

After

Article 3, Chapter 1, Sec. 3.102 Accessory Uses, Buildings & Structure Standards

3.102.10 Solar Energy Equipment:

(A) Accessory Solar Energy:

- 1) Solar energy equipment shall meet setback and height requirements for the district.
- 2) Ground-mounted solar energy equipment shall be limited to a maximum height of fifteen (15) feet and shall be located in the rear yard or side yard and screened from the public right-of-way.
- 3) A ground-mounted solar energy system shall count toward the maximum number of accessory structures permitted on the property and shall require a zoning permit.
- 4) Non-functioning solar energy equipment shall be removed within three months of becoming nonfunctional.
- 5) The Solar Energy System shall be properly maintained to prevent both unsightly and unsafe conditions.

Article 3, Chapter 1, sec. 3.102 Accessory Uses, Buildings & Structure Standards

(B) Principal Solar Energy Production Facility:

It is not the purpose of this regulation to regulate a major utility facility as defined by the Ohio Power Siting Board (50 MW or greater). No Principal Solar Energy Production Facility shall be located in a zoning district where such facilities are not explicitly listed as a permitted or conditionally permitted use.

All principal solar energy production facilities shall meet the following requirements:

- 1) The proposed principal solar energy production facility must be located on a lot of at least twelve (12) acres in size.
- 2) For purposes of determining lot coverage, the total surface area of all ground/pole mounted solar energy systems including cells, panels, and water collector devices shall be considered impervious and shall count toward the maximum percent of a lot to be occupied.
- 3) All on-site utility, distribution, and transmission lines, that are the responsibility of the principal solar energy production facility to maintain, shall be placed underground.

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

- 4) Roof mounted:
 - a) May be mounted to a principal or accessory building.
 - b) Shall not exceed 10 feet above roof height.
- 5) Ground/Pole mounted:
 - a) Shall be no taller than fifteen (15) feet.
 - b) Limited within commercial and industrial zoning districts to 20% or less of the energy produced onsite.
- 6) Building mounted/Other structure mounted/integrated:
 - a) Shall be no taller than the primary mounting structure, with the exception of parking lot solar canopies. A parking lot solar canopy shall be no taller than 35 feet.

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

- 7) Solar energy systems shall be designed and located in order to prevent reflective glare towards any inhabited building on adjacent properties as well as adjacent street right-of-way. Applicants must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT), or an equivalent report, for neighboring lots and right-of-way.
- 8) The proposed principal solar energy production facility must comply with any applicable airport zoning overlay and height restrictions, and the ability to comply with the FAA regulations pertaining to hazards to air navigation must be demonstrated.
- 9) All mechanical equipment of solar energy systems including any structure for batteries or storage cells, shall be completely enclosed by a minimum seven (7) foot high fence with a self-locking gate, and provide screening in accordance with the Warren County Rural Zoning Code.

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

- 10) Screening shall be established in accordance with the provisions of the Warren County Rural Zoning Code, be maintained in good condition, and free of all advertising or other signs. In addition to any other screening requirements of the Warren County Rural Zoning Code, the following standards shall apply:
- (a) Any buildings and solar energy equipment shall be screened from ground-level view from any adjacent road right-of-way, any adjacent lot with a residential use, and any residential zoning district.
 - (b) Screening shall consist of vegetation, mounding, natural landforms, or any combination thereof. Screening may be supplemented by fencing or walls, but shall not be the primary method. Fencing shall incorporate gaps or spaces of at least six (6) inches by six (6) inches to allow passage of small mammals.
 - (c) Screening shall be a minimum of six (6) feet in height.
 - (d) Mounding shall be seeded and planted with trees. The base of the mound shall not be graded at an angle greater than forty-five degrees (45°).
 - (e) Screening shall be clustered around groups of solar energy equipment and buildings and not the entirety of the lot to allow for “wildlife corridors” where wildlife can traverse the lot.

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

11) Buffering shall be established in accordance with the provisions of the Warren County Rural Zoning Code. In addition to any other buffering requirements of the Warren County Rural Zoning Code, the following standards shall apply:

- (a) A one-hundred and twenty (120) foot setback along stream boundaries (including ephemeral and intermittent streams).
- (b) A one-hundred and twenty (120) foot setback from Category 1 and 2 wetland boundaries.
- (c) A three-hundred (300) foot setback from Category 3 wetland boundaries.

(Note: a, b, and c above are all subject to an environmental assessment by Warren County Soil and Water.)

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

- 12) Setback requirements for solar energy equipment not housed in a building, shall be:
- a) Non-Participating Parcels:
 - 1. One-hundred and fifty (150) feet from lot lines.
 - 2. Three-hundred (300) feet from any dwelling.
 - 3. One-hundred and fifty (150) feet from the edge of any adjacent road right-of way.
 - b) Participating Parcel: Setbacks for all other buildings and structures comply with the applicable zoning setback standards
- 13) Ingress and egress driveways, interior access/maintenance roads, and any off-street parking and circulation routes shall be constructed with a durable and dust-free surface.

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

- 14) New access drives within the Principal Solar Energy Production Facility shall be designed to minimize the extent of soil disturbance, water runoff, and soil compaction on the premises. The use of geotextile fabrics and gravel placed on the surface of the existing soil for temporary roadways during construction is permitted, provided that the geotextile fabrics and gravel are removed once the Principal Solar Energy Production Facility is in operation.
- 15) Areas that are undeveloped, areas not required for regular maintenance, and other spaces not devoted to the active use of the lot (such as in between rows of ground mounted solar panels) shall be landscaped with vegetation in such a manner as to prevent soil erosion by wind or rain or the spreading of invasive species and noxious weeds. Plantings shall follow the standards set forth in the Ohio Department of Natural Resources (ODNR) Guidance for Proposed Solar Energy Facilities in Ohio.
- 16) Solar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within six (6) months from the date they are no longer producing electricity, become damaged, discontinued or broken. Any earth disturbance as a result of the removal of the ground mounted solar energy system shall be graded and reseeded within thirty (30) days of removal.

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

- 17) **A Road Use Maintenance Agreement:** The property owner shall provide for the adequate maintenance and protection of Township and County maintained, protected, or managed infrastructure (including, but not limited to roadways, rights-of-way, and easements) to be used in connection with the Principle Solar Energy Production Facility as detailed further in a road use and maintenance agreement (“RUMA”) with the Township or County. Any damaged public roads, culverts, and bridges shall be repaired promptly to their previous or better condition by the property owner or their designee under the guidance of the appropriate regulatory authority.
- 18) The property owner shall provide sufficient evidence that the property can be adequately served by the appropriate safety services, for example, a letter from the applicable fire department verifying that emergency response personnel and vehicles can safely reach and service the property, including the area where the Principle Solar Energy Production Facility is located.
- 19) Supporting application materials for a Principal Solar Energy Production Facility shall include a detailed site plan and all applicable requirements found in Section 1.303 of the Warren County Rural Zoning Code. The site plan should show all zoning districts and overlay districts. The following shall also be submitted at the time of the application and shall include:

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

- a) A detailed site plan for both existing and proposed conditions must be submitted, showing location of all solar arrays, other structures, property lines, rights-of-way, service roads, floodplains, wetlands and other protected natural resources, topography, electric equipment, and all other characteristics requested by Zoning Inspector.
- b) Height of the proposed solar energy system(s) at maximum tilt.
- c) Proof of notice to the electric utility, Soil and Water Conservation District (for drainage impact purposes), and the Warren County Combined Health District (for on-site sewage treatment impacts) regarding the proposal.
- d) Letters from the County Engineer, Township, and State Department of Transportation regarding the status of any Road User Maintenance Agreement and/or bonding.
- e) A drainage plan, including any methods of stormwater management, and existence of any subsurface drainage systems. The County Engineer's Office, Soil and Water Conservation District, and if applicable, the Farm Service Agency shall be contacted to confirm the existence, or potential existence, and location of any subsurface drainage systems.

Sec. 3.102.10 (B) Principal Solar Energy Production Facility

- f) Proof of notice and/or compliance with County-level stormwater and sediment control regulations.
- g) A narrative of expected and potential impacts to ecological, cultural, archeological, and agricultural resources and impacts to neighboring land uses.
- h) A landscaping plan.
- i) A screening and buffering plan, including any wildlife corridors.
- j) A narrative addressing the expected lifespan of the facility, expected regular maintenance activities, and an end-of-life decommissioning plan.
- k) A list of all adjacent property owners, their parcel numbers, and addresses.

Notification Requirements: Within 14 days of filing an application with the Building and Zoning Department, mail a notice via first class mail to property owners within 1,000 feet of the subject site explaining the request and identifying the subject property.

DEFINITIONS

Article 4, Chapter 1, Definitions

Small Solar Facility: Pursuant to ORC 303.213 (A) (2), “Small Solar Facility” means solar panels and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than 50 MW.

Solar Energy: means radiant energy (direct, diffused, or reflected) received from the sun that can be collected and converted into thermal or electrical energy.

Solar, Community: Also known as shared solar, or solar gardens, is an energy model that allows customers to buy or lease part of a larger off-site shared solar photovoltaic (PV) system. For the purposes of the Warren County Rural Zoning Code, “Community Solar” is a “Principal Solar Energy Production Facility”.

Article 4, Chapter 1, Definitions

Solar Energy, Accessory: A solar collection system consisting of one or more roof mounted, ground/pole mounted, and/or building mounted/other structure mounted solar collector devices and solar related equipment and is intended to primarily reduce on-site consumption of utility power. A system is considered an accessory solar energy system only if it produces 120% or less of the onsite usage of electrical or thermal power. When a property upon which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company.

Solar Energy Equipment: Items for the purpose of generation, transmission, and storage of electricity, including but not limited to a solar photovoltaic cell, solar panels, lines, pumps, inverter(s), batteries, mounting brackets, racking, framing and/or foundation used for or intended to be used for the collection of solar energy.

Article 4, Chapter 1, Definitions

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Article 4, Chapter 1, Definitions

Solar Energy System: means a system and associated facilities that collect Solar Energy, which may include, but is not limited to, a Roof/Building Mounted, Ground/Pole Mounted, or Other structure mounted / Integrated Energy System.

Solar Photovoltaic (PV): The technology that uses a semiconductor to convert light directly into electricity.

Solar, Ground/Pole Mounted Energy Systems: means a solar energy system that mounts a solar panel or panels and facilities on or above the ground.

Solar, Building Mounted/Other structure mounted/Integrated Energy Systems: means a solar energy system that is mounted to a structure in any way previously not defined or incorporated into or replaces standard building materials and does not have mounting equipment. For example, these systems may include materials that replace traditional roofing, shingle, or siding materials, awnings, canopies, skylights, or windows. This use includes parking lot solar canopies.

Article 4, Chapter 1, Definitions

Solar, Participating Parcels: A parcel of land that participates by ownership, lease or easement agreement or by contractual agreement, with a person or entity conducting a Solar Energy System project.

Solar, Principal Energy Production Facility: An area of land or other area used for a solar collection system mainly used to capture solar energy and convert it to electrical energy. These production facilities primarily produce electricity to be used off-site. Principal solar energy production facilities consist of one or more roof mounted, ground/pole mounted, and/or building mounted/other structure mounted/integrated solar collector devices, solar related equipment, and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities. Examples include “Small Solar Facility” and “Community Solar Facility” as defined by statute or herein.

Solar, Roof Mounted Energy Systems: means a solar energy system that is mounted to a structure or building’s roof on racks.

Article 3, Chapter 1, Sec. 3.102 Accessory Uses, Buildings & Structure Standards

3.102.12 Micro-Wind Energy Conservation System (WECS)-Turbine: A micro-~~WECS~~ wind turbine is permitted as an accessory use structure in accordance with the following requirements:

- (A) Micro-~~WECS~~-wind turbine that are attached to a roof or structure are permitted provided that the measurement from the average grade to the tip of the blade of the system does not exceed the maximum height of buildings permitted in the applicable zoning district.
- (B) No more than two (2) wind turbines shall be permitted per lot
- (C) The height and location of a micro-~~WECS~~ wind turbine shall be such that, if the system were to collapse, it would fall within the boundaries of the subject lot.

Article 3, Chapter 2, Use Specific Standards and Requirements

SEC. 3.209 **OTHER SPECIAL USES, STANDARDS, AND REQUIREMENTS:** Permitted uses within this sub-section shall comply with the performance standards of this code.

3.209.7 **Wind Energy Conversion Systems:** Small wind ~~energy-conversion~~ systems are wind turbines that are designed to generate less than five (5) megawatts. They are permitted as an accessory use pursuant to the standards of this Section. WECS-Large-Wind Farms are wind energy conversion systems that are designed to generate five (5) megawatts or greater.

(A) **Small Wind ~~Energy-Conversion~~-Systems:** Small wind ~~energy-conversion~~ systems shall conform to the following standards:

- (1) **Maximum Height:** One hundred twenty (120) feet to the top of the rotor blade at its highest point.
- (2) **Minimum Height of Exposed Rotors:** Thirty (30) feet.
- (3) **Minimum Setbacks:** Equal to the height of the top of the rotor blade measured from all:
 - (a) Property lines; and
 - (b) Overhead utility lines (except those connecting to the principal building).

Article 1, Chapter 3, Sec. 1.304.3 Zoning Amendments, Public Notification

Except for text and map amendments, effecting more than ten (10) parcels, the following notifications shall be required:

- (A) The Zoning Inspector shall post a sign advertising the public hearing and where to get additional information, on the subject property ~~of the application, stating the public process, the public hearing time, location, and date.~~ The sign shall be posted at least 10 calendar days prior to the public hearing.
- (B) Written notice of the hearing shall be mailed by the Approving Authority, by first class mail, at least ten days before the date of the public hearing to all owners of property within five hundred (500) feet from the parcel lines of each property that is the subject of the public hearing, to the addresses of the owners appearing on the County Auditor's current tax list. The failure of delivery of the written notice SHALL NOT delay or postpone any such public hearing and shall not invalidate any action taken at such public hearing.
- (C) The Commission shall advertise the public notice in a newspaper of general circulation, at least 10 calendar days prior to the public hearing.

Article 1, Chapter 3, Sec. 1.305.5 PUD, Public Notification

(A) Public Notification PUD Stage I:

- (1) The Zoning Inspector shall post a sign ~~stating the~~ advertising the public ~~process~~ hearing and where to get additional information. , on the subject property. The sign shall be posted at least 10 calendar days prior to the public hearing.
- (2) Written notice of the hearing shall be mailed by the Approving Authority, by first class mail, at least ten days before the date of the public hearing to all owners of property within five hundred (500) feet from the parcel lines of each property that is the subject of the public hearing, to the addresses of the owners appearing on the County Auditor's current tax list. The failure of delivery of the written notice SHALL NOT delay or postpone any such public hearing and shall not invalidate any action taken at such public hearing.
- (3) The Commission shall advertise the public notice in a newspaper of general circulation, at least 10 calendar days prior to the public hearing.

Article 1, Chapter 3, Sec. 1.305.5 PUD, Public Notification

(B) Public Notification PUD Stage 2:

- (1) The Zoning Inspector shall post a sign advertising the administrative hearing and where to get additional information, on the subject property. The sign shall be posted at least 10 calendar days prior to the administrative hearing.
- (2) Written notice of the hearing shall be mailed by the Approving Authority, by first class mail, at least ten days before the date of the administrative hearing to all owners of property within five hundred (500) feet from the parcel lines of each property that is the subject of the administrative hearing, to the addresses of the owners appearing on the County Auditor's current tax list. The failure of delivery of the written notice SHALL NOT delay or postpone any such public hearing and shall not invalidate any action taken at such administrative hearing.
- (3) The Commission shall advertise the public notice in a newspaper of general circulation, at least 10 calendar days prior to the public hearing.

Article 1, Chapter 3, Sec. 1.305.8 Modification to an Approved PUD, Public Notification

A modification of an approved PUD Stage 3 plan which does not deviate by more than ten percent (10%) from approved building setback requirements may be approved by the Zoning Inspector. A modification which exceeds this standard but otherwise substantially conforms to the approved PUD plan may be approved by the Zoning Inspector, subject to notice and the procedures of this Section. A proposed modification of the approved PUD Stage 3 Plan that is determined minor by the Zoning Inspector, per Section 1.305.8(D), is permissible for Zoning Inspector approval after completing the following procedures:

- 1) Notice of intent to permit such modification is provided to the Township Trustees and applicable review agencies.
- 2) Publication of notice in a newspaper of general circulation available to the affected community. ~~and a sign posted on-site.~~
- 3) A sign posted on the subject property for at least 10 calendar days.
- 4) After public notice, no written disagreement specifically related to the requested modification has been received by the zoning inspector within two weeks (14 days) after the publication. Additional time may be required for comments from the applicable review agencies.
- 5) If written disagreement is expressed, the modification requires BOCC approval processed as a PUD Stage 2 amendment.

Article 1, Chapter 3, Sec. 1.306.6 Conditional Use, Public Notification

The Zoning Inspector shall post a sign ~~stating the public process~~ advertising the administrative hearing and where to get additional information: , on the subject property. The sign shall be posted at least 10 calendar days prior to the administrative hearing.

Written notice of the hearing shall be mailed by the Approving Authority, by first class mail, at least ten days before the date of the hearing to all owners of property within five hundred (500) feet from the parcel lines of each property that is subject of the hearing, to the addresses of the owners appearing on the County Auditor's current tax list. The failure of delivery of the written notice SHALL NOT delay or postpone any such hearing and shall not invalidate any action taken at such hearing.

Article 1, Chapter 3, Sec. 1.307.7 Variance, Public Notification

The Zoning Inspector shall post a sign ~~stating the public process~~ advertising the administrative hearing and where to get additional information~~-,~~ on the subject property. The sign shall be posted at least 10 calendar days prior to the administrative hearing.

Written notice of the hearing shall be mailed by the Approving Authority, by first class mail, at least ten days before the date of the hearing to all owners of property within five hundred (500) feet from the parcel lines of each property that is subject of the hearing, to the addresses of the owners appearing on the County Auditor's current tax list. The failure of delivery of the written notice SHALL NOT delay or postpone any such hearing and shall not invalidate any action taken at such hearing.

DEFINITIONS

Article 4, Chapter 1, Definitions

Lot Depth: ~~The average distance between the street right-of-way line and the rear lot line or point, measured perpendicular or radial to the street right-of-way line. In the case of panhandle lots such distance shall be measured from the front property line.~~ The mean horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

Lot Width: The distance between the side lot lines, that is a function of the lots Maximum Lot Depth to Width Ratio. ~~measured at the minimum front building setback line.~~

Maximum Lot Depth to Width Ratio: The length of a lot that does not exceed the lot width as established within a defined ratio.

Minimum Lot Size: The smallest allowable portion of a parcel determined to be usable for the proposed construction of facilities, according to applicable development standards. The size of the lot shall be computed exclusive of any portion of the right-of-way of any public or private street or easement of access; approved stormwater drainage retention or detention ponds; and utility easements beyond the public utility easement.

Minimum Lot Width: The distance between the side lot lines, measured at the minimum front building setback line.