

CRISP COUNTY
BUILDING CODES * ZONING * PLANNING

Crisp County Government Center * Room 205 * Cordele, Georgia 31015 * 229/276/2640 * FAX 229/276/2608

SOLAR ENERGY SYSTEMS PERMIT APPLICATION
CRISP COUNTY, GEORGIA

Owner: _____

Present Address: _____ **Phone #:** _____

Site Location: _____ **Lot#:** _____ **Tax Parcel #:** _____

Height: _____ **Approval letter from CCPC** _____

**Per our Ordinance, what type of solar energy is being
requested:** _____

REQUIRED PERMITS & CONTRACTORS

Building Contractor: _____ **Phone#:** _____

Address: _____

Electrical: _____ **Amps:** _____

Address: _____ **Phone#:** _____

FOLLOWING DOCUMENTS REQUIRED

- 1) **Deed**
- 2) **Plat (survey of property)**
- 3) **Engineered Building Plans and Documentation if Applicable (see attached)**

Signature of Applicant

Date

Table 3.2: Accessory Uses

| Naics Code | ACCESSORY USES | Zoning Districts | | | | | | | | | | | Also See Section | For Parking Sec. 11-4 | |
|------------|---|------------------|-----|-----------|----|----|----|----|----|----|----|----|------------------|-----------------------|----|
| | | RR | RS1 | RS2 & PRD | RD | RM | OI | NC | GC | HC | I | | | | |
| | Accessory Uses Normally Incidental to Principal Use | A | A | A | A | A | A | A | A | A | A | A | A | 4-18 & 2-84(12) | -- |
| | Accessory Farm Structure | A | A | | | | | | | | | | | 4-18 | -- |
| | Accessory Personal Farm Animals | A | | | | | | | | | | | | | -- |
| | Community Golf Course | A | A | A | A | A | | | | | | | | | -- |
| 6244 | Day Care Center | SU | A | A | A | A | | | | | | | | | -- |
| | Domestic-Based Business | A | A | A | A | A | | | | | | | | 4-23 | -- |
| | Family Care Dwelling | SU | | | | | | | | | | | | 4-22 | -- |
| 6244 | Family Day Care Home | A | A | | SU | | | | | | | | | 4-30 | -- |
| 6244 | Group Day Care Home | SU | SU | | SU | SU | | | | | | | | 4-30 | -- |
| | Guest House | A | SU | SU | SU | SU | | | | | | | | 4-21 | -- |
| | Home Office | A | A | A | A | A | | | | | | | | 4-23 | -- |
| | Residential Business | SU | SU | | | | | | | | | | | 4-23 | -- |
| | Manufacturing or Fabrication Uses | | | | | | A | | | | | | | 4-25 | -- |
| | Night Watchman Residence | | | | | | | | | | | | | 4-27 | -- |
| | Outdoor Display Area | | | | | | | | | | | | | 4-28 | -- |
| | Outdoor Storage Area | | | | | | | | | | | | | 4-29 | -- |
| | Personal Horse Stable | | | | | | | | | | | | | 4-31 | -- |
| | Private Recreation Facility, including pools | A | A | A | | | | | | | | | | 4-18 | -- |
| | Private Use Helipoint | A | A | A | A | A | | | | | | | | 4-32 | -- |
| 4812 | Relative Residence | SU | | | | | | | | | | | | 4-34 | -- |
| | Solar Energy System, Building Mounted | A | A | A | A | A | | | | | | | | 4-37(a) | -- |
| | Solar Energy System, Ground Mounted | SU | SU | SU | SU | SU | SU | SU | SU | SU | SU | SU | SU | 4-37(b) | -- |
| | Temporary Event | A | A | A | A | A | A | A | A | A | A | A | A | 4-42 | -- |
| | Yard Sale | A | A | A | A | A | A | A | A | A | A | A | A | 4-44 | -- |

A Use is allowed by right in the zoning district indicated.
 SU Use is allowed in the district if approved as a Special Use.
 Use is not allowed.

found in the Appendix.

Sec. 4-37 Solar energy systems.

(a) Solar energy system, building mounted.

A building-mounted solar energy system as an accessory use shall be subject to the following regulations:

(1) Placement.

- a. No solar energy system shall be mounted or affixed to any freestanding wall or fence.
- b. Panels and building mounts shall be installed per manufacturer's specifications.
- c. Design Review and Certification.

Systems located on the roof shall provide, as part of their permit applications, evidence of design review and structural certification if the slope of the panel differs from the roof pitch. All panels on commercial roofs shall provide this information

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- d. In residential zoning districts, a solar energy system for aesthetic reasons shall not be located on the front slope of a pitched roof of a principal residential structure unless no other location for the solar energy equipment is feasible. The county may require sun and shadow diagrams specific to the installation to ensure compliance with this provision.
 - e. Height.
Building-mounted solar panels or systems shall not exceed four feet above the height of any principal building on the site.
 - f. Permits and Code Compliance.
A building permit shall be required for installation of all building-mounted solar energy systems, except for flush-mounted panels.

(b) Solar energy systems, ground mounted.

In zoning districts when permitted as an accessory use, a "solar energy system, ground-mounted," as defined in this Development Code shall be subject to the following regulations:

(1) Placement.

- a. A ground-mounted solar energy system shall not be located within the required front yard of a lot.
- b. A ground-mounted system shall not be located over a septic system, leach field area or identified reserve area unless approved by the Health Department.
- c. If located in a floodplain or an area of known localized flooding, all panels, electrical wiring, automatic transfer switches, inverters, etc. shall be located above the base flood elevation.
- d. Panels and ground-mounts shall be installed per manufacturer's specifications.

(2) Maximum area coverage.

For residential properties, a ground-mounted solar energy system shall not exceed 25% of the footprint of the principal building served. For non-residential properties, a solar energy system

(3) Permitting.

A building permit is required for any ground-mounted solar energy system and for the installation of any thermal solar energy system.

(c) In districts where permitted as a principal use, a "solar energy facility" or "solar farm," as defined in this Development Code, shall be subject to the following regulations:

(1) Mounting.

- a. Solar panels or solar arrays shall be mounted onto a pole, rack or suitable foundations, in accordance with manufacture's specifications, in order to

ensure the safe operation and stability of the system. The mounting structure (fixed or tracking capable) shall be comprised of materials approved by the manufacturer, which are able to fully support the system components, in accordance with applicable building permit requirements. Electrical components of the facility shall meet applicable electrical code requirements, and all electrical wires and lines less than 100KV that are used in conjunction with the solar energy facility shall be installed underground.

- b. Multiple mounting structures shall be spaced apart at the distance recommended by the manufacturer to ensure safety and maximum efficiency.

(2) Setbacks.

A solar energy facility and its appurtenant components and structures shall be set back a minimum of 100 feet from all property lines of adjacent property owners; 500 feet from habitable residential use dwelling or neighboring/adjacent properties zoned RS2 and PRD.

a. Placement.

1. A solar farm installation shall be constructed on 5 or more acres not to exceed 100 acres in the aggregate, including adjacent or abutting properties or tracts.
2. When located in agricultural zoning districts, the solar energy facility shall be located as much as possible to minimize impacts on prime agricultural soils, as mapped in the Crisp County comprehensive plan.
3. If located in a floodplain or an area of known localized flooding, all panels, electrical wiring, automatic transfer switches, inverters, etc. shall be located above the base flood elevation.
4. Components of the facility shall not be located over a septic system, leach field area or identified reserve area unless approved by the Health Department.

b. Screening

The facility shall be fully screened from adjoining properties and adjacent roads using the natural topography or by installation of an evergreen buffer capable of reaching a height of 6 feet within three years of planting with at least 75% opacity at the time of planting.

c. Height

1. Freestanding solar panels or solar arrays shall not exceed 25 feet in height as measured from the grade at the base of the structure to the highest point.

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2. Mounted solar panels or solar arrays shall not exceed eight feet above the apex of the structure on which it is mounted or the maximum height for buildings in the zoning district in which it is located.
- d. Security.
 1. Unless 24-hour security guards or video surveillance is provided at the installation, the solar energy facility shall be enclosed by a security fence no less than 6 feet nor greater than 8 feet in height.
 2. Access gates and equipment cabinets must be locked when not in use.
 - e. Noise.

Inverter noise shall not exceed 40dBA, measured at the property line.
 - f. Glare and Lighting
 1. The solar energy system components shall be designed with an antireflective coating or at least shall not produce glare that would constitute a nuisance to occupants of neighboring properties, aircraft, or persons traveling on adjacent or nearby roads.
 2. If lighting is required, it shall be activated by motion sensors, fully shielded and downcast type where the light does not spill onto any adjacent property or into the night sky.
- (3) Maintenance and upkeep.

Systems shall be maintained in accordance with manufacturer's specifications. The operator of the facility shall maintain the facility, including all buffer screening, in compliance with the approved plans and shall keep the facility free from weeds, dust trash and debris.
 - (4) Site plan review and development permit.

A site plan reviewed and approved by the Planning Division shall be required prior to issuance of a development permit. In addition to requirements for site plans generally, the site plan submission shall include the following information: The proposed location and dimensions of all solar panels, inverters, existing and proposed structures, screening, fencing, property lines, parking, access driveways and turnout locations, ancillary equipment, transmission lines, vegetation, the location of any residences on site and within 100 feet of the perimeter of the facility, the location of any proposed solar access easements, and standard drawings of solar energy system components.
 - (5) Additional submission requirements.

In addition to requirements for information to be provided during the site plan review and development permitting process, the facility shall not be approved for operation until the following are submitted.

 - a. Copy of all lease agreements and solar access easements.

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- b. Where interconnection to an electric utility grid is proposed, the applicant shall submit evidence that the electrical utility provider has been informed of the customer's intent to install an interconnection with the local electric utility grid. A copy of the approval from the local utility must also be provided before operation of an interconnected facility will be authorized.
 - c. A decommissioning plan for the anticipated service life of the facility or in the event that the facility is abandoned or has reached its life expectancy.
 - d. The county may require other studies, reports, certifications, and/or approvals be submitted by the applicant to ensure compliance with this section.
 - e. A building permit shall be required for installation of all solar energy systems facility or solar farm.
 - f. Removal of obsolete or unused systems.

Any solar collection device or combination of devices that is not operated for a continuous period of 12 months and for which there are no applications pending for permitted use of the structure at the end of such 12-month period, shall be considered abandoned, whether or not the owner or operator intends to make use of the device(s). The owner of an abandoned solar collection device and the owner of the property where the abandoned solar collection device is located shall be under a duty to remove such device. If such device is not removed within a reasonable time, not to exceed three (3) months, after receipt of notice from the governing authority notifying the owner(s) of such abandonment, the governing authority may remove such device(s) and place a lien upon the property for the costs of removal. The governing authority may pursue all legal remedies available to it to ensure that abandoned device(s) are removed. Delay by the governing authority in taking action shall not in any way waive the governing authority's right to take action.

- g. The site shall be restored to as natural condition as possible within six months of non-use
- h. Prior to the issuance of a permit under this Section, the owner shall provide the Board of Commissioners with a bond, issued by a surety acceptable to the Board, which acceptance shall not be unreasonably withheld, ensuring the proper removal of the solar collection device or combination of devices.
- i. Solar panels shall not be placed in the vicinity of any airport in a manner that would interfere with airport flight patterns. Acknowledgement from the Federal Aviation Administration may be necessary.

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- (1) A special outdoor event shall not last longer than 15 days, and may not occur more often than four times in any calendar year on the same property.
 - (2) Any two special outdoor events on the same property must be separated by at least 30 consecutive days.
- (b) Special outdoor events; requirements.
- (1) Adequate parking and traffic maneuvering space must be located on the same property as the special event.
 - (2) Evidence of liability insurance in an amount acceptable to the County Attorney shall be submitted as part of the application for Special Use approval.
 - (3) Signage proposed for the special event must be specified and approved as a part of the Special Use approval.
 - (4) Alcohol sales must be approved and licensed by the Crisp County Finance Department.

Sec. 4-39 Telecommunications satellite station.

(a) Definitions.

Telecommunications Satellite Station: An installation of equipment and associated facilities connected with one or more terrestrial systems and capable of transmitting telecommunications to, and receiving telecommunications from, satellites.

Telecommunications Satellite Station Lease Area: A portion of a larger parcel of land that is leased to a telecommunications company for the installation and maintenance of a telecommunications satellite station.

(b) General guidelines and requirements.

(1) Principal or accessory use.

A telecommunications satellite station may be considered either a principal or an accessory use. A different existing use or an existing structure on the same parcel of land shall not preclude the installation of a satellite station on such parcel.

- a. For the purposes of determining whether the installation of a satellite station complies with zoning district regulations, including, but not limited to, setback requirements, lot coverage requirements and other such requirements, the dimensions of the entire parcel shall control, even though the satellite station may be located on leased property within such parcel.
- b. A satellite station that is installed in accordance with the provisions of this Section shall not be deemed to constitute the expansion of a nonconforming use or structure.

(2) Security fencing.