

Solar Ordinance Comparison

Existing VS Proposed

Item No.	<u>Item</u>	<u>Existing</u>	Comment	<u>Proposed</u>	Comment
	<u>General</u>				
1	Ordinance has definitions	N		Y	
	<u>ASES</u>				
1	ASES allowed in all zones	Y		Y	
2	ASES requires principal building on parcel 1 st	Y		N	
3	ASES less than 2Kw exempt	N		Y	
4	ASES of 10Kw considered a PSES	N		Y	
			must provide usage info to support need, unless off- grid		
5	ASES power generation only for on site use	Y		N	Majority to be used on site
6	ASES built to industry standards	Y		Y	
7	ASES certified by professional firm	Y		N	
8	ASES roof mounted can exceed Zone height requirement	Y	5 feet	Y	3 feet Owner should seek easement agreement
9	ASES- no requirement on adjoining properties concerning casting of shadows on ASES or tree/veg growth	Y		Y	Ground mounted not allowed in front yard
10	ASES must meet setbacks	Y	or no less than 15 feet	Y	
11	ASES Roof mounted panels				
	panels in excess of 50% of roof surface requires				
11a	stamped plans by professional engineer	Y		N	
11b	Panels can't extend pass roof edge	N		Y	
12	ASES must meet Zoning's height requirement				
12a	Roof mounted	Y	+5 feet	Y	+3 feet
12b	Wall mounted	Y		Y	+3 feet
12c	Ground mounted	Y		Y	
13	ASES can't be in a legal easement, right-of-way or interfere with Stormwater control system	Y		Y	
14	ASES in RA zone must be roof mounted unless owner demonstrates not practical	Y		N	
15	ASES- installer and mfg. Info on equipment	Y		Y	
16	ASES- No Ads	Y		Y	
17	ASES – maintain in good working condition	Y		Y	

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18	ASES- if abandoned, remove everything in 60 days	Y		N	
19	ASES- Earth disturbance repair and reseeded	Y		Y	
20	ASES- All mods or additional systems require permits and professional engineer review	Y		Y	
21	Permit applications shall document compliance with Solar Ordinance/land development plans/drawings showing location/on building and property lines	Y	Zoning and building permits	Y	
22	Township revokes permit if system moved or modified causing non-compliance to ordinance	N		Y	
23	Permits kept on premises	N		Y	
24	Ground mounted systems area shall not exceed 10% of lot (parcel) area	N		Y	
25	Ground mounted systems shall be fenced (8 feet, locked gate and veg screened on outward facing sides and warning signs)	N		Y	
<u>PSES</u>					
1	PSES requires a plan prepared by Professional Engineer	Y		N	
2	Plan details must include previous and proposed impervious surface calculations	Y		N	
3	Plan must include narrative on impact to surrounding properties (site selection, facility design and buffers info)	Y		N	
4	No Glare onto surrounding properties or roads	Y		Y	
5	No concentrated Radiation onto surrounding properties or roads	Y		N	
6	Landscape plan by PA registered Architect	Y		N	
7	Copy of Leasing Agreement	Y		Y	
8	PSES is considered land development	Y		N	
9	Only foundation/base of panel array considered impervious if adequate space between panels for water from to flow to pervious surface	Y		Y	
10	Ground mounted not to exceed zoning requirements	Y		Y	+3 feet
11	PSES allowed in following zones				
11a	KCI	Y	Conditional Use	Y	Right

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11b	RA (greater than 20 acres)	N		Y	Conditional Use
11c	RA (20 acres or less)	N		Y	Right
11d	Residential/Village Overlay	N		N	
11e	Mu1/Historic Overlay/Restricted Development Overlay	N		N	Conditional Use
11f	Mu2	N		Y	Right
11g	Commercial/Industrial/Quarry	N		Y	Right
11h	Interchange	N		Y	Right
12	Battery Storage structure				
12a	Size	Y	400 sq. ft. with zone setbacks	Y	centrally located
12b	Location	Y		Y	Zone requirement + 3 feet
12c	Height	Y	15 feet max.	Y	
13	Signs				
13a	Equipment	Y	Mfg and owner	Y	Mfg and owner Equipment, 1 foot square sign at each gate and every 100 foot of fence
13b	Warning	Y	transformers, substations, fence	Y	
13c	Advertising	N		N	
13d	Information sign (contacts)	N		Y	8 feet, lockable gates
14	Perimeter fence	Y		Y	
15	PSES meets industry standards	Y		Y	
16	PSES meets building codes	Y		Y	
17	PSES meets Fire requirements	Y		Y	
18	PSES meets Life Safety requirements	Y	?	?	?
19	PSES certified by Professional firm	Y	Firm listed on PA Sunshine Program or North American Board of Certified Energy Practitioners to extent practicable	Y	
20	On site transmission/power lines underground	Y		Y	All
21	PSES can't be in a legal easement, right-of-way or interfere with Stormwater control system	Y		Y	

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Item No.	<u>Item</u>	<u>Existing</u>	Comment	<u>Proposed</u>	Comment Needed to add requirement (determine \$ amount)
22	Owner required to provide certificate of insurance to township to provide evidence of liability insurance of not less than 1 Million dollars	Y		N	
23	Decommissioning cost estimate- Owner provide financial security in amount to cover dismantling and removal of structure	Y	method to calculate not defined	Y	Cost formula defined
24	Every 3 years, owner to update decommissioning cost estimate and submit to township for review and approval with owner paying cost of review	N		Y	
25	Change of ownership notification to township	Y	30 days	N	Add requirement
26	Vegetative screening 6 feet at install or within 2 years	Y		Y	per zoning
27	Maintain vegetative screening	Y		Y	
28	Use only native species from township list	Y		Y	
29	Planting per township zoning requirements	Y		Y	
30	Decommissioning notification immediately upon cessation or abandonment	Y	Decommission defined as no operation for period of 6 months	Y	Decommission defined as no electricity (defined as no commercial useable power) generated in a period of 6 continuous months.
31	Dismantlement within X months of decommissioning	Y	12 months items not defined	Y	6 months
32	Define items to be removed upon decommissioning	Y		Y	Items defined
33	PSES- Earth disturbance repair and reseeded	Y		Y	
34	Timely repair or removal of defective or unsafe system	Y	Township Building Code requirement		
35	Permit applications shall document compliance with Solar Ordinance/land development plans/drawings showing location/on building and property lines	Y	Zoning and building permits	Y	
36	Copies of permits in lock box at each gate	N		Y	
37	Township revokes permit if system moved or modified causing non-compliance to ordinance	N		Y	
38	PSES – maintain in good working condition	Y		Y	Also free of hazards

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39	Facility Inspection by owner or operation on quarterly basis using industry published standards. Copy to township	N		Y	
40	Copy of Inspection Checklist to township for review and approval	N		Y	
41	Township inspects facility yearly	N		Y	
42	Copy of Inspection results in lock box at each gate	N		Y	
43	Cost of yearly inspection by township paid by owner or facility operator	N		Y	
44	All costs of permit reviews/additional reviews/inspections/legal fees incurred by township paid by owner/operator	N		Y	
45	No Glare onto surrounding properties or roads	Y		Y	
46	No concentrated Radiation onto surrounding properties or roads	Y		Y	
47	Owner has burden of proof on Glare issues/complaints	N		Y	
48	Noise study performed/paid by Owner/operator	N		Y	
49	Noise Level 65 decibel at properties line	Y		Y	
50	Noise Level at 65 decibel immediately outside Battery Storage structure	N		Y	
51	Emergency contact information in lock box at each gate	N		Y	
52	No more than 10% of trees can be removed during construction	N		Y	
53	All landscaping requirement completed prior to start of facility operation	N		Y	
54	Dead landscaping replaced within 2 months or start of next growing season	N		Y	
55	Owner/operator submit report on daily generation, outages, operational issues, future planned outages and future planned improvements and estimated service life every 6 months	N		Y	
56	Applicant submit written acknowledgment to township that there is no requirement on adjoining properties concerning casting of shadows on PSES or tree/veg growth and their right to grow trees/veg unless an easement exists	N		Y	
57	Any easements between facility owner/operator and other property owners shall included in plans and run with the land and copy given to township	N		Y	
58	Stormwater requirements defined	N		Y	
59	Impervious coverage requirements, PCSM, BMPs and defined exceptions	Y		Y	
60	Agrivoltaics permitted with requirements	N		Y	
			separate township ordinance		
			Coverage calculations only		

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	Additional Setback requirements from PSES				
61	perimeter fence				
	Wetlands, FEMA Floodplain or 15% slope area- 25				
61a	feet	N		Y	
	National or state designated historic structure- 150				
61b	feet	N		Y	
62	Solar facility % acre coverage in Agricultural Lands				
62a	Class 1 soils- 25 %	N		Y	
62b	Class 2 soils- 25%	N		Y	
62c	Class 3 soils- 50%	N		Y	
	Solar facility can only cover 50 acres of class 1 and 2				
63	soils per individual parcel	N		Y	
	PSES can't be in a legal easement, right-of-way or				
64	interfere with Stormwater control system	Y		Y	
					Applicable Zones with right and conditional use approval
	Ground mounted PSES screened per zoning				
65	requirements	Y	KCI Zone	Y	
66	Emergency Response Plan	N		Y	
67	Combination Lock Box each gate (same combination)	N		Y	
68	Lock Box Contents defined	N		Y	
69	Downfacing lighting at each gate	N		Y	
70	Facility access roads requirements	N		Y	
71	Facility interior lighting requirement	N		Y	
	Owner provided Grid Connection letter from public				
72	utility company'	N		Y	