Solar Ordinance Comparison Existing VS Proposed

Item No.	ltem	Existing	Comment	<u>Proposed</u>	Comment
<u>General</u> 1 Ordinance	e has definitions	N		Y	
ASES					
	owed in all zones	Y ·		Y	
	quires principal building on parcel 1st	Ŷ		N	
	s than 2Kw exempt	N		Y	
	10Kw considered a PSES	N		Ŷ	
			must provide usage info to support need unless off-		Majority to be
5 ASES po	wer generation only for on site use	Y	grid	N	used on site
	ilt to industry standards	Y	-	Υ	
	rtified by professional firm	Y		Ν	
	of mounted can exceed Zone height				
8 requireme		Υ	5 feet	Y	3 feet
	o requirement on adjoining properties ng casting of shadows on ASES or tree/veg	Y		Y	Owner should seek easement agreement Ground mounted not
10 ASES mu	ust meet setbacks	Y	or no less than 15 feet	Y	allowed in front yard
11 ASES Ro	oof mounted panels				
panels in	excess of 50% of roof surface requires				
11a stamped	plans by professional engineer	Y		N	
11b Panels ca	an't extend pass roof edge	N		Y	
12 ASES mu	ust meet Zoning's height requirement				
12a Roof mou	unted	Y	+5 feet	Y	+3 feet
12b Wall mou	Inted	Y		Y	+3 feet
12c Ground n	nounted	Y		Y	
13 interfere	n't be in a legal easement, right-of-way or with Stormwater control system RA zone must be roof mounted unless	Y		Y	
	monstrates not practical	Y		Ν	
	staller and mfg. Info on equipment	Ŷ		Y	
16 ASES- N		Ŷ		Y	
	maintain in good working condition	Ŷ		Y	

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Solar Ordinance Comparison Existing vs Proposed

PSES Permits and processional on unward facing 25 sides and warning signs) N Y adamta adamta	Item No	. <u>Item</u>	Existing	Comment	<u>Proposed</u>	Comment Need to add
PSES requires a plan prepared by ProfessionalYN1 EngineerYNPlan details must include previous and proposedYN2 impervious surface calculationsYNPlan must include narrative on impact to surrounding properties (site selection, facility design and buffersYN3 info)YN4 No Glare onto surrounding properties or roadsYY5 properties or roadsYY6 Landscape plan by PA registered ArchitectYN7 Copy of Leasing AgreementYN8 PSES is considered land developmentYN0 Only foundation/base of panel array considered impervious if adequate space between panels for 9 water from to flow to pervious surfaceYY10 Ground mounted not to exceed zoning requirementsYY+3 feet	1 2 2 2 2 2 2	 9 ASES- Earth disturbance repair and reseeded ASES- All mods or additional systems require 20 permits and professional engineer review Permit applications shall document compliance with Solar Ordinance/land development plans/drawings 21 showing location/on building and property lines Township revokes permit if system moved or 22 modified causing non-compliance to ordinance 23 Permits kept on premises Ground mounted systems area shall not exceed 10% 24 of lot (parcel) area Ground mounted systems shall be fenced (8 feet, locked gate and veg screened on outward facing 	Y Y N N N	and equipment Zoning and building	Y Y Y Y Y	abandonment and define
Conditional		 PSES requires a plan prepared by Professional 1 Engineer Plan details must include previous and proposed 2 impervious surface calculations Plan must include narrative on impact to surrounding properties (site selection, facility design and buffers 3 info) 4 No Glare onto surrounding properties or roads No concentrated Radiation onto surrounding 5 properties or roads 6 Landscape plan by PA registered Architect 7 Copy of Leasing Agreement 8 PSES is considered land development Only foundation/base of panel array considered impervious if adequate space between panels for 9 water from to flow to pervious surface 	Y Y Y Y Y Y	Conditional	N N Y N N Y N	+3 feet

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		Conditional			
11a KCl	Y	Use	Y	Right	

Solar Ordinance Comparison Existing VS Proposed

Item N	No. <u>Item</u>	<u>Exi</u>	sting	Comment	<u>Proposed</u>	Comment Conditional
	11b BA (greater than 20 acres)	Ν			Y	Use
	11b RA (greater than 20 acres) 11c RA (20 acres or less)	N			Ŷ	Right
	,	N			N	
	11d Residential/Village Overlay				i v	
	Mu1/Historic Overlay/Restricted Development 11e Overlay	Ν			N	
	The Overlay					Conditional
	11f Mu2	N			Y	Use
	11g Commercial/Industrial/Quarry	N			Y	Right
	11h Interchange	N			Y	Right
	12 Battery Storage structure					-
	12a Size	Y		400 sq. ft.	Y	
				with zone		centrally
	12b Location	Y		setbacks	Υ.	located Zone
						requirement
	12c Height	Y		15 feet max.	Y	+ 3 feet
	13 Signs					
				Mfg and		Mfg and
	13a Equipment	Y		owner	Y	owner
						Equipment, 1 foot square
						sign at each
				transformers,		gate and
				substations,		every 100
	13b Warning	Y		fence	Y	foot of fence
	13c Advertising	N			Ν	
	13d Information sign (contacts)	N			Υ	
						8 feet, lockable
	14 Perimeter fence	Y			Y	gates
	15 PSES meets industry standards	Y			Y	
	16 PSES meets building codes	Υ			Y	
	17 PSES meets Fire requirements	Y			Y	
	18 PSES meets Life Safety requirements	Y	?	?	?	?
				Firm listed on PA Sunshine Program or North American Board of Certified Energy		
	19 PSES certified by Professional firm	Y		Practitioners	Y	
		V		to extent	V	All
	20 On site transmission/power lines underground PSES can't be in a legal easement, right-of-way or	Y		practicable	Y	All
	21 interfere with Stormwater control system	Y			Y	

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Solar Ordinance Comparison Existing vs Proposed

Owner required to provide certificate of insurance to township to provide evidence of liability insurance of 22 not less than 1 Million dollarsYNDecommissioning cost estimate- Owner provide financial security in amount to cover dismanting and 23 removal of structureYNCost formula defined23 removal of structureYNCost formula definedYAdd defined24 approval of structureY30 daysNY25 Change of ownership notification to township for review and 24 approval with owner paying cost of reviewNYAdd requirement28 Vegetative screening 27 Maintain vegetative screening 28 Use only native species from township listY30 daysNPer zoning Y29 Planting per township zoning requirementsYYDecom- mission generated in a porticity (defined as no operation for a period of 6 period of 6 yDecom- mission monthsYDecom- mission months31 Dismantiement within X months of decommissioning 32 PSES- Earth disturbance repair and reseededY12 months YY6 months terms to term structure Y33 StacksS copies of permits in lock box at each gate 33 systemY12 months YY6 months terms to terms to terms to terms to terms to terms to terms to yMonths terms to terms to	Item No.	ltem	Existing	Comment	<u>Proposed</u>	Comment Needed to add
financial security in amount to cover dismantling and 23 removal of structure Y cost formula defined Y cellored Y cellored fined 24 approval with owner paying cost of review and 24 approval with owner paying cost of review N Y 25 Change of ownership notification to township Y 30 days N requirement 26 Vegetative screening 6 feet at install or within 2 years Y Y 28 Use only native species from township list Y Y 29 Planting per township zoning requirements Y Decom- mission defined as no electricity (defined as no operation for 30 cessation or abandomment Y months of decommissioning 31 Dismantiement within X months of decommissioning Y 31 Dismantiement within X months of decommissioning Y 32 Define items to be removed upon decommissioning Y 33 PESS- Earth disturbance repair and reseeded Y Timely repair or removal of defective or unsafe 34 system Permit applications shell document compliance with Solar Ordinance/and wedgement bins of the system moved or ' 37 modified causing non-compliance to ordinance N 37 modified causing non-compliance to ordinance N	22	township to provide evidence of liability insurance of	Y		N	requirement (determine \$
cost estimate and submit to township for review and 24 approval with owner paying cost of review N Y 25 Change of ownership notification to township Y 30 days N requirement 26 Vegetative screening of feet at install or within 2 years Y Y Y per zoning 27 Maintain vegetative screening to common township list Y Y Per zoning 28 Use only native species from township list Y Y Per zoning 29 Planting per township zoning requirements Y Y Decommission 20 cesation of abandonment Y Y Decommission 30 cessation or abandonment Y Y Decommission 31 Dismantiement within X months of decommissioning Y 12 months Y 32 Define items to be removed upon decommissioning Y 12 months Y 6 months 32 Define items to be removed upon decommissioning Y 12 months Y 12 months 6 months 33 PSES- Earth disturbance repair and reseeded Y Y 20 of defined Y Items defined 34 system Permit applications shalt document compliance vin Soler Ordinance/fand development plans/trawings 35 showing location/o	23	financial security in amount to cover dismantling and	Y	calculate not	Y	
25 Change of ownership notification to township Y 30 days N requirement 26 Vegetative screening 6 feet at install or within 2 years Y Y 27 Maintain vegetative screening Y Y 28 Use only native species from township list Y 29 Ptanting per township zoning requirements Y P 29 Ptanting per township zoning requirements Y P Decom- mission defined as no electricity (defined as no generated in operation for a period of 6 continuous months. 30 cessation or abandonment Y months Y months Y months. 31 Dismantlement within X months of decommissioning Y 12 months Y for an period of 6 continuous months. 32 Define items to be removed upon decommissioning Y 12 months Y for months. 33 PSES- Earth disturbance repair and reseeded Y Y for months Solar Ordinace/land development plans/drawings S 5 showing location/on building and property lines Y S Puertits Y and building S 5 showing location/on building and property lines Y S 10 months Y Mainteger A solar of a permit applications shall document compliance with Solar Ordinace/land development plans/drawings S 5 showing location/on building and property lines Y S 10 months Y Also free of A so f	24	cost estimate and submit to township for review and	N		Y	
27 Maintain vegetative screening 28 Use only native species from township list 29 Planting per township zoning requirements 29 Planting per township zoning requirements 20 Decom- mission defined as no electricity (defined as no electricity (defined as no generated in 30 cessation or abandomment 31 Dismantlement within X months of decommissioning 31 Dismantlement within X months of decommissioning 32 Define items to be removed upon decommissioning 33 PSES- Earth disturbance repair and reseeded 34 system Permit applications shall document compliance with Solar Ordinance/land development plans/drawings 35 showing location/on building and property lines 36 Copies of permits in lock box at each gate Township revokes permit if system moved or ' 37 modified causing non-compliance to ordinance N Also free of	25	Change of ownership notification to township	Y	30 days	N	
Decommission defined as no electricity (defined as no electricity (defined as no ocommercial useable mission power) defined as no operation for 30 cessation or abandonment Y months Y 12 months Y Township Sisses tearth disturbance repair and reseeded Y Township Solar Ordinance/land development plans/drawings Sissowing location/or building and property lines Y Township revokes permit if system moved or ' 37 modified causing non-compliance to ordinance N Y Also free of	27 28	Maintain vegetative screening Use only native species from township list	Y Y		Y Y	per zoning
Decommissioning notification immediately upon 30 cessation or abandonmentYperiod of 6 monthscontinuous months.31 Dismantlement within X months of decommissioning 32 Define items to be removed upon decommissioning 33 PSES- Earth disturbance repair and reseededY12 monthsY6 months33 PSES- Earth disturbance repair and reseededYdefinedYItems definedTimely repair or removal of defective or unsafe 34 system Permit applications shall document compliance with Solar Ordinance/land development plans/drawings 35 showing location/on building and property linesYTownship Building Dermits YTownship revokes permit if system moved or ' 37 modified causing non-compliance to ordinanceYAlso free of	29	Planting per township zoning requirements	Ŷ	mission defined as no	Y	mission defined as no electricity (defined as no commercial useable power) generated in
32 Define items to be removed upon decommissioning 33 PSES- Earth disturbance repair and reseeded Y items not defined Y Items defined Timely repair or removal of defective or unsafe 34 system Y Township Building Code Y Y Permit applications shall document compliance with Solar Ordinance/land development plans/drawings Y requirement Zoning and building 35 showing location/on building and property lines Y permits Y 36 Copies of permits in lock box at each gate N Y Y Also free of Y Also free of	30		Y	period of 6	Y .	continuous
32 Define items to be removed upon decommissioning 33 PSES- Earth disturbance repair and reseeded Y defined Y Items defined 33 PSES- Earth disturbance repair and reseeded Y Y Y Y Items defined Timely repair or removal of defective or unsafe Y Township Building Code Y Y 94 system Y requirement Zoning and Duilding Y Y Y 95 showing location/on building and property lines Y permits Y Y Y Y 36 Copies of permits in lock box at each gate N Y Y Y Y Also free of 7 modified causing non-compliance to ordinance N Y Y Also free of	31	Dismantlement within X months of decommissioning	Y		Y	6 months
Timely repair or removal of defective or unsafe Building Code 34 system Y requirement Permit applications shall document compliance with Zoning and Solar Ordinance/land development plans/drawings building 35 showing location/on building and property lines Y permits 36 Copies of permits in lock box at each gate N Y Township revokes permit if system moved or ' Y Y 37 modified causing non-compliance to ordinance N Y			-			Items defined
37 modified causing non-compliance to ordinance N Y Also free of	35	system Permit applications shall document compliance with Solar Ordinance/land development plans/drawings showing location/on building and property lines Copies of permits in lock box at each gate	Y	Building Code requirement Zoning and building	Y	
	37		Ν		Y	Also free of
	38	PSES – maintain in good working condition	Y		Y	

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Solar Ordinance Comparison

Existing	VS	Proposed
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Item No.		<u>Existing</u>	Comment	<u>Proposed</u>	Comment
Facility Inspection by owner or opera					
basis using industry published stand 39 township	arus. Copy to	N		Y	
Copy of Inspection Checklist to town 40 and approval		N		Y	
41 Township inspects facility yearly		N		Y	
42 Copy of Inspection results in lock bo Cost of yearly inspection by townshi		N		Y	
43 or facility operator		N		Y	
All costs of permit reviews/additiona reviews/inspections/legal fees incurr					
44 paid by owner/operator		N		Y	
45 No Glare onto surrounding propertie		Y		Y	
No concentrated Radiation onto surr 46 properties or roads	rounding	Y		Y	•
Owner has burden of proof on Glare		•			
47 issues/complaints		N		Y	
48 Noise study performed/paid by Own	er/operator	N		Y	
			separate township		
49 Noise Level 65 decibel at properties		Y		Y	
Noise Level at 65 decibel immediate 50 Storage structure		N		Y	
Emergency contact information in lo					
51 gate		N		Y	
No more than 10% of trees can be n 52 construction		N		Y	
All landscaping requirement complet 53 of facility operation	ted prior to start	N		Y	
Dead landscaping replaced within 2	months or start				
54 of next growing season Owner/operator submit report on da		N		Y)
outages, operational issues, future p					
and future planned improvements a		N		Y	
55 service life every 6 months Applicant submit written acknowledg				1	
that there is no requirement on adjoi	ining properties				
concerning casting of shadows on P growth and their right to grow trees/					
56 easement exists		N		Y	
Any easements between facility own					
other property owners shall included		N		Y	
57 with the land and copy given to towr 58 Stormwater requirements defined		N		Ý	
oo otonnwater requiremente deimed			Coverage		
Impervious coverage requirements,		V	calculations	v	
59 and defined exceptions		Y N	only	Y Y	
60 Agrivoltaics permitted with requirem	CINS	14		•	

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Solar Ordinance Comparison Existing vs Proposed

Item No.	<u>Existing</u>	Comment	<u>Proposed</u>	Comment
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				
63 soils per individual parcel	N		Y	
PSES can't be in a legal easement, right-of-way or	Y		Y	
64 interfere with Stormwater control system	T		I	Applicable
				Zones with
				right and
Ground mounted PSES screened per zoning	`			conditional
65 requirements	Y	KCI Zone	Y	use approval
66 Emergency Response Plan	N		Y	
67 Combination Lock Box each gate (same combinatio	n) N		Y	
68 Lock Box Contents defined	Ń		Y	
69 Downfacing lighting at each gate	Ν.		Y	
70 Facility access roads requirements	N		Y	
71 Facility interior lighting requirement	Ν		Y	
Owner provided Grid Connection letter from public				
72 utility company'	N		Y	

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