

DeKalb County



Farmland Coverage
68.40% land in farms

Population Density
119.2 per sq. mi.

Housing Unit Density
49.9 per sq. mi.

Population (2020)
43,265 ↔

County Type
Rural/Mixed

PCPI (2019)
\$45,324

COMMERCIAL SOLAR ENERGY SYSTEM STANDARDS

Use standards for CWECs beyond zoning district's standards unless otherwise specified.

ZONING DISTRICT	PERMITTED USE / SPECIAL EXCEPTION
CSES Overlay	Permitted Use
REZONE REQ: YES ADDITIONAL PROCESSES: DEVELOPMENT PLAN REVIEW	

DEFINITION

System with sole purpose of generating and selling large scale power.

SETBACKS & BUFFERS

Setback	None
Municipal Buffer	None
Use Buffer	400' from residential dwelling, reduction with landscape screening 200' from church, school or business
Reciprocal Buffer (CM)	None

OTHER DEVELOPMENTAL STANDARDS

Minimum Lot Size	None
Maximum Height	18'
Noise Limit	50 dB
Ground Cover Standards	Yes
Color Standards	None
Signage/Warnings Standards	None
Fencing Standards	Yes
Landscaping/Screening Standards	Yes
Glare Standards	Yes
Other Standards	None

PLANS & STUDIES REQUIRED

* Upon request

- Decommission Plan
- Economic Development Agreement
- Maintenance Plan
- Transportation/Road Use Plan
- Vegetation/Landscape Plan
- Environmental Assessment
- Emergency/Fire Safety Plan
- Drainage/Erosion Control Plan
- Liability Insurance
- Property Value Guarantee
- Certificate of Design Compliance
- Other plans or studies
- Buffer/landscape plan

COMMERCIAL WIND ENERGY CONVERSION SYSTEM STANDARDS

Use standards for CWECs beyond zoning district's standards unless otherwise specified.

ZONING DISTRICT	PERMITTED USE / SPECIAL EXCEPTION
All Agricultural Districts Industrial Business Park Low Intensity Industrial	Special Exception Special Exception Special Exception
REZONE REQ: NO ADDITIONAL PROCESSES: NONE	

DEFINITION

Wind energy systems that generate electricity to be sold to a utility.

SETBACKS & BUFFERS

Setback	1,300' or 1.1x tower height
Municipal Buffer	None
Use Buffer	1,500' from residence 1,500' from church, school, hospital, or platted subdivision
Reciprocal Buffer	None

OTHER DEVELOPMENTAL STANDARDS

Maximum Height	None
Minimum Blade Clearance	30'
Maximum Noise Level	45 dB at property line, 35 dB at residential structure
Shadow Flicker	No shadow flicker on residential structure
Braking System Standards	Yes
Color Standards	Yes
Warnings/Hazard Protection Standards	Yes
Fence/Climb Prevention Standards	Yes
Lighting Standards	Yes
Interference	Yes
Other Standards	None

PLANS & STUDIES REQUIRED

* Upon request

- Decommission Plan
- Economic Development Agreement
- Maintenance Plan
- Transportation/Road Use Plan
- Vegetation/Landscape Plan
- Environmental Assessment
- Sound Study
- Emergency/Fire Safety Plan
- Drainage/Erosion Control Plan
- Liability Insurance
- Property Value Guarantee
- Certificate of Design Compliance
- Certification by Engineer
- Other plans or studies

COUNTY CONTACT INFORMATION

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