

Johnson County



Farmland Coverage
68.80% land in farms

Population Density
504.9 per sq. mi.

Housing Unit Density
197.8 per sq. mi.

Population (2020)
161,765 ↑

County Type
Urban

PCPI (2019)
\$50,018

COMMERCIAL SOLAR ENERGY SYSTEM STANDARDS

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

ZONING DISTRICT	PERMITTED USE / SPECIAL EXCEPTION
Agricultural districts Industrial districts	Special Exception Special Exception
REZONE REQ: NO ADDITIONAL PROCESSES: NONE	

DEFINITION

SES with nameplate capacity of at least 10 MW and generates for the purpose of selling electricity

SETBACKS & BUFFERS

Setback	150' from property line 100' from public ROW
Municipal Buffer	None
Use Buffer	200' from residential zone or property line of ag parcel with single residence 150' from participating dwelling
Reciprocal Buffer (CM)	None

OTHER DEVELOPMENTAL STANDARDS

Minimum Lot Size	None
Maximum Height	25'
Noise Limit	50 dB
Ground Cover Standards	Yes
Color Standards	None
Signage/Warnings Standards	Yes
Fencing Standards	Yes
Landscaping/Screening Standards	Yes
Glare Standards	None
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

COMMERCIAL WIND ENERGY CONVERSION SYSTEM STANDARDS

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

ZONING DISTRICT	PERMITTED USE / SPECIAL EXCEPTION
Agricultural	Special Exception
Rural Residential	Special Exception
Light Industrial	Special Exception
Heavy Industrial	Special Exception
REZONE REQ: NO ADDITIONAL PROCESSES: NONE	

DEFINITION

Any system over 50 kilowatts

SETBACKS & BUFFERS

Setback	2x tower height
Municipal Buffer	None
Use Buffer	1,000' from buildings
Reciprocal Buffer	Yes

OTHER DEVELOPMENTAL STANDARDS

Maximum Height	None
Minimum Blade Clearance	None
Maximum Noise Level	Follows district standards (43-75 dBA in Industrial districts)
Shadow Flicker	None
Braking System Standards	Yes
Color Standards	Yes
Warnings/Hazard Protection Standards	Yes
Fence/Climb Prevention Standards	Yes
Lighting Standards	None
Interference	None
Other Standards	No vibrations beyond property

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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