

Miami County



Farmland Coverage
80.90% land in farms

Population Density
96.2 per sq. mi.

Housing Unit Density
39.7 per sq. mi.

Population (2020)
35,962 ↔

County Type
Rural/Mixed

PCPI (2019)
\$35,970

COMMERCIAL SOLAR ENERGY SYSTEM STANDARDS

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

ZONING DISTRICT	PERMITTED USE / SPECIAL EXCEPTION
Agricultural (A1) Agricultural (A2) Agricultural (A3)	Permitted Use Permitted Use Permitted Use
REZONE REQ: NO ADDITIONAL PROCESSES: DEVELOPMENT PLAN REVIEW	

DEFINITION

Commercial facility with primary purpose of wholesale sales of generated electricity.

SETBACKS & BUFFERS

Setback	150' from property line Access driveways must be 50' from non-participating property 100' from public ROW
Municipal Buffer	None
Use Buffer	None
Reciprocal Buffer (CM)	Yes

OTHER DEVELOPMENTAL STANDARDS

Minimum Lot Size	None
Maximum Height	None
Noise Limit	None
Ground Cover Standards	Yes
Color Standards	None
Signage/Warnings Standards	Yes
Fencing Standards	Yes
Landscaping/Screening Standards	Yes, if within 500' of dwelling, church, school, daycare or bed and breakfast
Glare Standards	Yes

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
 - Ruling from Grissom Air Reserve Base
 - Health Dept approval

Other Standards

None

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 districts Business districts Industrial I-1	Permitted Use Special Exception Special Exception
REZONE REQ: NO ADDITIONAL PROCESSES: NONE	

DEFINITION

A WECS owned by a company or corporation whose general intent is to produce energy for resale to a public utility.

SETBACKS & BUFFERS

Setback	2,000' from property line or ROW
Municipal Buffer	2,000'
Use Buffer	2,000' from dwelling and public conservation land 2,640' from rivers and reservoirs
Reciprocal Buffer	None

OTHER DEVELOPMENTAL STANDARDS

Maximum Height	None
Minimum Blade Clearance	25'
Maximum Noise Level	60 dB
Shadow Flicker	Yes
Braking System Standards	Yes
Color Standards	Yes
Warnings/Hazard Protection Standards	Yes
Fence/Climb Prevention Standards	Yes
Lighting Standards	None
Interference	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
- 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
 - Ruling from Grissom Air Reserve Base
 - Utility plan

COUNTY CONTACT INFORMATION

Name Cory Roser
Role Director
Phone (765) 472-3901
Email croser@miamicounty.in.gov
Web <https://www.miamicounty.in.gov/615/Miami-County-Planning-Commission>

