

Monroe County



Farmland Coverage
18.90% land in farms

Population Density
354.1 per sq. mi.

Housing Unit Density
161.2 per sq. mi.

Population (2020)
139,718 ↔

County Type
Urban

PCPI (2019)
\$43,660

COMMERCIAL SOLAR ENERGY SYSTEM STANDARDS

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

ZONING DISTRICT	PERMITTED USE / SPECIAL EXCEPTION*
Agricultural/Rural Reserve	Special Exception
Light Industrial	Special Exception
Heavy Industrial	Special Exception
Institutional/Public	Special Exception

REZONE REQ: NO ADDITIONAL PROCESSES: NONE

DEFINITION

Commercial facility with primary purpose of wholesale sales of generated electricity

SETBACKS & BUFFERS

Setback	None
Municipal Buffer	None
Use Buffer	500' from airport
Reciprocal Buffer (CM)	Yes

OTHER DEVELOPMENTAL STANDARDS

Minimum Lot Size	5 acres
Maximum Height	20'
Noise Limit	None
Ground Cover Standards	None
Color Standards	None
Signage/Warnings Standards	None
Fencing Standards	Yes
Landscaping/Screening Standards	Yes, if within 150' of residential zone or use
Glare Standards	None
Other Standards	20% of lot area remain open space

* This county uses the term, conditional use instead of special exception to indicate a use permitted after BZA approval if they meet all the conditions.

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
 - Glare analysis if within 500' of airport

COMMERCIAL WIND ENERGY CONVERSION SYSTEM STANDARDS

This county has no commercial wind specific regulations in their zoning ordinance.

COUNTY CONTACT INFORMATION

Name Jackie Nester Jelen
Role Assistant Director
Phone (812) 349-2560
Email jnester@co.monroe.in.us
Web [Plan Commission / Monroe County, IN](#)

