

Shelby County



Farmland Coverage
83.80% land in farms

Population Density
109.6 per sq. mi.

Housing Unit Density
47.2 per sq. mi.

Population (2020)
45,055 ↔

County Type
Rural/Mixed

PCPI (2019)
\$44,799

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	Special Exception
All Commercial Districts	Special Exception
All Industrial Districts	Permitted Use
High Impact	Permitted Use

REZONE REQ: NO ADDITIONAL PROCESSES: TECHNICAL REVIEW COMMITTEE

DEFINITION

Principally used to capture and convert solar energy for off-site utility grid use

SETBACKS & BUFFERS

Setback	100' from edge of road pavement 150' from property line
Municipal Buffer	None
Use Buffer	660' from non-participating primary structure
Reciprocal Buffer (CM)	None

OTHER DEVELOPMENTAL STANDARDS

Minimum Lot Size	None
Maximum Height	20'
Noise Limit	None
Ground Cover Standards	Pollinator-friendly if on prime farmland
Color Standards	None
Signage/Warnings Standards	Yes
Fencing Standards	Yes
Landscaping/Screening Standards	Yes
Glare Standards	Yes
Other Standards	Interference

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

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

COUNTY CONTACT INFORMATION

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