

Wabash County



Farmland Coverage
80.00% land in farms

Population Density
75.1 per sq. mi.

Housing Unit Density
34 per sq. mi.

Population (2020)
30,976 ↓

County Type
Rural/Mixed

PCPI (2019)
\$43,955

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 Forest, Recreation, Conservation	Special Exception Special Exception Special Exception
REZONE REQ: NO ADDITIONAL PROCESSES: NONE	

DEFINITION

Utility-scale commercial facility, primary purpose of wholesale or retail sales

SETBACKS & BUFFERS

Setback	30'-330' from property line 65'-95' from road
Municipal Buffer	1320'
Use Buffer	450'-1320' from Residences, business, public use (depends on size of SES)
Reciprocal Buffer (CM)	Yes

OTHER DEVELOPMENTAL STANDARDS

Minimum Lot Size	None
Maximum Height	15'
Noise Limit	32 dBA
Ground Cover Standards	Pollinator-friendly
Color Standards	Yes
Signage/Warnings Standards	Yes
Fencing Standards	Yes
Landscaping/Screening Standards	Yes
Glare Standards	Yes
Other Standards	Interference, ingress & egress, perimeter access road

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
- Development taxation agreement

COMMERCIAL WIND ENERGY CONVERSION SYSTEM STANDARDS

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

ZONING DISTRICT	PERMITTED USE / SPECIAL EXCEPTION
Agriculture 2	Special Exception
Flood Plain	Special Exception
Forest, Recreation, Conservation	Special Exception
Industrial	Special Exception
REZONE REQ: NO ADDITIONAL PROCESSES: NONE	

DEFINITION

Not defined

SETBACKS & BUFFERS

Setback	2x tower height or 1000' from road
Municipal Buffer	None
Use Buffer	3,960' from non-participating business or residential structure 1,980' participating business or residential structure
Reciprocal Buffer	Yes

OTHER DEVELOPMENTAL STANDARDS

Maximum Height	None
Minimum Blade Clearance	50'
Maximum Noise Level	32 dBA
Shadow Flicker	No shadow flicker on non-participating property
Braking System Standards	Yes
Color Standards	Yes
Warnings/Hazard Protection Standards	None
Fence/Climb Prevention Standards	None
Lighting Standards	Yes
Interference	Yes
Other Standards	No vibration on non-participating 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
 - Communications study
 - Engineering analysis

COUNTY CONTACT INFORMATION

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