

# Wells County



**Farmland Coverage**  
95.50% land in farms

**Population Density**  
76.6 per sq. mi.

**Housing Unit Density**  
32.4 per sq. mi.

**Population (2020)**  
28,180 ↔

**County Type**  
Rural

**PCPI (2019)**  
\$42,857

## COMMERCIAL SOLAR ENERGY SYSTEM STANDARDS

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

ZONING DISTRICT	PERMITTED USE / SPECIAL EXCEPTION
Power Plant Overlay District	Permitted Use
REZONE REQ: YES ADDITIONAL PROCESSES: DEVELOPMENT PLAN REVIEW	

### DEFINITION

Free-standing solar array(s) that have a combined capacity of greater than 10 KW

### SETBACKS & BUFFERS

Setback	200'
Municipal Buffer	None
Use Buffer	400' from existing non-participating residence Additional buffers for equipment generating 73-85 dBA
Reciprocal Buffer (CM)	None

### OTHER DEVELOPMENTAL STANDARDS

Minimum Lot Size	None
Maximum Height	25'
Noise Limit	None
Ground Cover Standards	None
Color Standards	Yes
Signage/Warnings Standards	Yes
Fencing Standards	Yes
Landscaping/Screening Standards	Yes
Glare Standards	Yes
Other Standards	Interference and vibration

### 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
Large WECS are not a permitted use in any zoning district.	
REZONE REQ: NONE ADDITIONAL PROCESSES: NONE	

## DEFINITION

Utility grade with capacity of more than 100 KW

## SETBACKS & BUFFERS

Setback	None
Municipal Buffer	None
Use Buffer	None
Reciprocal Buffer	None

## OTHER DEVELOPMENTAL STANDARDS

Maximum Height	None
Minimum Blade Clearance	None
Maximum Noise Level	None
Shadow Flicker	None
Braking System Standards	None
Color Standards	None
Warnings/Hazard Protection Standards	None
Fence/Climb Prevention Standards	None
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

## COUNTY CONTACT INFORMATION

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