

Cass County



Farmland Coverage
75.60% land in farms

Population Density
91.9 per sq. mi.

Housing Unit Density
39.7 per sq. mi.

Population (2020)
37,870 ↔

County Type
Rural/Mixed

PCPI (2019)
\$40,693

COMMERCIAL SOLAR ENERGY SYSTEM STANDARDS

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

ZONING DISTRICT	PERMITTED USE / SPECIAL EXCEPTION
Agricultural	Special Exception
Industrial (I1)	Special Exception
Industrial (I2)	Special Exception
Cass Co Gateway	Special Exception

REZONE REQ: NO ADDITIONAL PROCESSES: NONE

DEFINITION

Solar collection system where electrical energy is primarily used off-site.

SETBACKS & BUFFERS

Setback	50'
Municipal Buffer	None
Use Buffer	150' from property line of non-participating residence, 100' from church or school
Reciprocal Buffer (CM)	None

OTHER DEVELOPMENTAL STANDARDS

Minimum Lot Size	5 acres
Maximum Height	22.5'
Noise Limit	60 dB
Ground Cover Standards	Yes
Color Standards	None
Signage/Warnings Standards	Yes
Fencing Standards	Yes
Landscaping/Screening Standards	Yes
Glare Standards	Yes
Other Standards	None

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
 - Sound study

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	Special Exception
REZONE REQ: NO ADDITIONAL PROCESSES: NONE	

DEFINITION

Wind energy conversion system that delivers electricity to a utility's transmission lines.

SETBACKS & BUFFERS

Setback	1,800' or 3x tower height from property line
Municipal Buffer	2,640'
Use Buffer	1,800' or 3x tower height from residential dwellings and federally owned conservation land 2,640' from Wabash & Eel Rivers
Reciprocal Buffer	None

OTHER DEVELOPMENTAL STANDARDS

Maximum Height	600 ft
Minimum Blade Clearance	25'
Maximum Noise Level	60 db
Shadow Flicker	Limit of 30 minutes per day & 30 hrs per year on residence
Braking System Standards	Yes
Color Standards	Yes
Warnings/Hazard Protection Standards	Yes
Fence/Climb Prevention Standards	Yes
Lighting Standards	Yes
Interference	Yes
Other Standards	Anti-icing

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
 - Top soil preservation plan

COUNTY CONTACT INFORMATION

Name	Arin Shaver
Role	Executive Director/ Subdivision Administrator
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