

# Dearborn County



**Farmland Coverage**  
33.10% land in farms

**Population Density**  
166.1 per sq. mi.

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

**Population (2020)**  
50,679 ↔

**County Type**  
Rural/Mixed

**PCPI (2019)**  
\$49,949

## 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 Residential	Special Exception Special Exception
REZONE REQ: NO ADDITIONAL PROCESSES: TECHNICAL REVIEW COMMITTEE	

### DEFINITION

Ground-mounted SES with a site larger than 2 acres

### SETBACKS & BUFFERS

Setback	150' or 75' if bufferyard is installed
Municipal Buffer	None
Use Buffer	200' from any adjacent primary structure 30' from participating primary structures and 10' from all other structures
Reciprocal Buffer (CM)	None

### OTHER DEVELOPMENTAL STANDARDS

Minimum Lot Size	None
Maximum Height	20'
Noise Limit	Mitigation based on sound study
Ground Cover Standards	Pollinator-friendly
Color Standards	Yes
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
  - Engineer certified
  - 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 Residential Local Business Intense Commercial All Industrial districts	Special Exception Special Exception Special Exception Permitted Use Permitted Use
REZONE REQ: NO ADDITIONAL PROCESSES: NONE	

### DEFINITION

Wind energy conversion system with a rated capacity of more than 100 kW or a system height of more than 80'.

### SETBACKS & BUFFERS

Setback	1.1x tower height or zoning district standard
Municipal Buffer	None
Use Buffer	None
Reciprocal Buffer	None

### OTHER DEVELOPMENTAL STANDARDS

Maximum Height	None
Minimum Blade Clearance	15'
Maximum Noise Level	None
Shadow Flicker	None
Braking System Standards	None
Color Standards	Yes
Warnings/Hazard Protection Standards	Yes
Fence/Climb Prevention Standards	None
Lighting Standards	Yes
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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