

Jay County



Farmland Coverage
84.50% land in farms

Population Density
53.3 per sq. mi.

Housing Unit Density
23.2 per sq. mi.

Population (2020)
20,478 ↔

County Type
Rural

PCPI (2019)
\$39,317

COMMERCIAL SOLAR ENERGY SYSTEM STANDARDS

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

ZONING DISTRICT	PERMITTED USE / SPECIAL EXCEPTION
Agriculture Residential	Permitted Use
REZONE REQ: NO ADDITIONAL PROCESSES: DEVELOPMENT PLAN REVIEW	

DEFINITION

Five acres or more with the primary purpose of selling wholesale or retail generated electricity

SETBACKS & BUFFERS

Setback	25' from property line 50' from ROW
Municipal Buffer	None
Use Buffer	150' from residence, church or school 150' from business or public building
Reciprocal Buffer (CM)	Yes

OTHER DEVELOPMENTAL STANDARDS

Minimum Lot Size	None
Maximum Height	20'
Noise Limit	50 dBA
Ground Cover Standards	None
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

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

ZONING DISTRICT	PERMITTED USE / SPECIAL EXCEPTION
Agriculture Residential Industrial	Permitted Use Permitted Use
REZONE REQ: NO ADDITIONAL PROCESSES: DEVELOPMENT PLAN REVIEW	

DEFINITION

Delivers electricity to transmission lines

SETBACKS & BUFFERS

Setback	350' or 1.1x tower height
Municipal Buffer	None
Use Buffer	1,000' from residence 1,500' from platted community
Reciprocal Buffer	None

OTHER DEVELOPMENTAL STANDARDS

Maximum Height	None
Minimum Blade Clearance	15'
Maximum Noise Level	41-75 dBA depending on hertz
Shadow Flicker	None
Braking System Standards	Yes
Color Standards	Yes
Warnings/Hazard Protection Standards	Yes
Fence/Climb Prevention Standards	Yes
Lighting Standards	None
Interference	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
- 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

<i>Name</i>	John Hemmergarn
<i>Role</i>	Director/Administrator
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