

# Noble County



**Farmland Coverage**  
76.10% land in farms

**Population Density**  
115.5 per sq. mi.

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

**Population (2020)**  
47,457 ↔

**County Type**  
Rural/Mixed

**PCPI (2019)**  
\$40,799

## COMMERCIAL SOLAR ENERGY SYSTEM STANDARDS

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

| ZONING DISTRICT   | PERMITTED USE / SPECIAL EXCEPTION |
|---|-----------------------------------|
| CSES Overlay  | Permitted Use                     |
| REZONE REQ: YES ADDITIONAL PROCESSES: DEVELOPMENT PLAN REVIEW |                                   |

### DEFINITION

System to generate and sell solar power

### SETBACKS & BUFFERS

|                        |   |
|------------------------|---|
| Setback                | 50' from property line  |
| Municipal Buffer       | None  |
| Use Buffer             | 300' from non-participating residence<br>Laydown area, parking and office must be 500' from residence |
| Reciprocal Buffer (CM) | None  |

### OTHER DEVELOPMENTAL STANDARDS

|                                 |                    |
|---------------------------------|--------------------|
| Minimum Lot Size                | 5 acres            |
| Maximum Height                  | 15'                |
| Noise Limit                     | 50 dBA             |
| Ground Cover Standards          | Yes                |
| Color Standards                 | None               |
| Signage/Warnings Standards      | Yes                |
| Fencing Standards               | Yes                |
| Landscaping/Screening Standards | Yes                |
| Glare Standards                 | Yes                |
| Other Standards                 | Lighting standards |

### 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
  - Recycle and waste management plans

# COMMERCIAL WIND ENERGY CONVERSION SYSTEM STANDARDS

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

| ZONING DISTRICT                            | PERMITTED USE / SPECIAL EXCEPTION |
|--|-----------------------------------|
| High Impact Wind Farm Overlay              | Special Exception Permitted Use   |
| REZONE REQ: YES ADDITIONAL PROCESSES: NONE |                                   |

## DEFINITION

One or more utility grade wind turbines

## SETBACKS & BUFFERS

|                   |  |
|-------------------|--|
| Setback           | 200' or 150% hub height  |
| Municipal Buffer  | 5,280'   |
| Use Buffer        | 300' from onsite buildings<br>3,960' from residential, institutional and other noise-sensitive uses or zones<br>1,500' from wetlands, lakes, rivers & streams<br>5,280' from state/national parks or preserves |
| Reciprocal Buffer | Yes  |

## OTHER DEVELOPMENTAL STANDARDS

|                                      |   |
|--------------------------------------|---|
| Maximum Height                       | 400'  |
| Minimum Blade Clearance              | 40'   |
| Maximum Noise Level                  | 40 dBA or 5 dBA above ambient baseline  |
| Shadow Flicker                       | 15 hours per year on occupied structure   |
| Braking System Standards             | Yes   |
| Color Standards                      | Yes   |
| Warnings/Hazard Protection Standards | None  |
| Fence/Climb Prevention Standards     | None  |
| Lighting Standards                   | None  |
| Interference                         | Yes   |
| Other Standards                      | Maximum rotor diameter of 400 ft<br>Withstand 110 mph wind load<br>1 tower per 30 acres |

## 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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