

Porter County



Farmland Coverage
45.80% land in farms

Population Density
414.3 per sq. mi.

Housing Unit Density
171 per sq. mi.

Population (2020)
173,215 ↑

County Type
Urban

PCPI (2019)
\$54,723

COMMERCIAL SOLAR ENERGY SYSTEM STANDARDS

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

| ZONING DISTRICT | PERMITTED USE / SPECIAL EXCEPTION |
|--|---|
| General Agriculture Rural Residential All Industrial Districts | Permitted Use Special Exception Permitted Use |
| REZONE REQ: NO ADDITIONAL PROCESSES: DEVELOPMENT PLAN REVIEW | |

DEFINITION

Principal use; energy for off-site use.

SETBACKS & BUFFERS

| | |
|------------------------|------|
| Setback | None |
| Municipal Buffer | None |
| Use Buffer | None |
| Reciprocal Buffer (CM) | None |

OTHER DEVELOPMENTAL STANDARDS

| | |
|---------------------------------|---------------------|
| Minimum Lot Size | None |
| Maximum Height | 20' |
| Noise Limit | None |
| Ground Cover Standards | Pollinator-friendly |
| Color Standards | None |
| Signage/Warnings Standards | None |
| Fencing Standards | None |
| Landscaping/Screening Standards | Upon request |
| 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
 - Visual impact study
 - As-built 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 |
|--|-----------------------------------|
| General Agriculture | Special Exception |
| Prime Agriculture | Special Exception |
| Heavy Industrial | Special Exception |
| High Impact | Special Exception |
| REZONE REQ: NO ADDITIONAL PROCESSES: DEVELOPMENT PLAN REVIEW | |

DEFINITION

Capacity equal or greater than 100 kw, height of more than 81' or rotor diameter area of more than 41'

SETBACKS & BUFFERS

| | |
|-------------------|--|
| Setback | 1.1x tower height from side and back property line Tower height from front property line & ROW |
| Municipal Buffer | None |
| Use Buffer | 3,000' from subdivision, school or place of worship 200' from overlay districts 600' from wetlands |
| Reciprocal Buffer | None |

OTHER DEVELOPMENTAL STANDARDS

| | |
|--------------------------------------|---|
| Maximum Height | 500' |
| Minimum Blade Clearance | 25' |
| Maximum Noise Level | 55 dBA |
| Shadow Flicker | No shadow flicker on occupied building, additional limits for roadways & properties |
| Braking System Standards | None |
| Color Standards | Yes |
| Warnings/Hazard Protection Standards | Yes |
| Fence/Climb Prevention Standards | Yes |
| Lighting Standards | Yes |
| Interference | Yes |
| Other Standards | Collector stations follow principal structure setback and buffer yard standards |

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
- Shadow flicker evaluation

COUNTY CONTACT INFORMATION

| | |
|-------|---|
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