

St. Joseph County



Farmland Coverage
51.20% land in farms

Population Density
596.2 per sq. mi.

Housing Unit Density
258 per sq. mi.

Population (2020)
272,912 ↔

County Type
Urban

PCPI (2019)
\$48,535

COMMERCIAL SOLAR ENERGY SYSTEM STANDARDS

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

ZONING DISTRICT	PERMITTED USE / SPECIAL EXCEPTION
Agricultural	Permitted Use
Industrial	Permitted Use
University	Permitted Use
All other districts	Special Exception
REZONE REQ: NO ADDITIONAL PROCESSES: NONE	

DEFINITION

Ground-mounted with more than 40,000 sq ft in panel area

SETBACKS & BUFFERS

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

OTHER DEVELOPMENTAL STANDARDS

Minimum Lot Size	None
Maximum Height	22'
Noise Limit	None
Ground Cover Standards	Pollinator-friendly
Color Standards	None
Signage/Warnings Standards	None
Fencing Standards	None
Landscaping/Screening Standards	None
Glare Standards	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
- 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
Agricultural	Special Exception
Single Family	Special Exception
Commercial	Special Exception
Industrial	Special Exception
University	Special Exception

REZONE REQ: NO ADDITIONAL PROCESSES: NONE

DEFINITION

System exclusively for off-site use

SETBACKS & BUFFERS

Setback	None
Municipal Buffer	None
Use Buffer	None
Reciprocal Buffer	None

OTHER DEVELOPMENTAL STANDARDS

Maximum Height	None
Minimum Blade Clearance	None
Maximum Noise Level	None
Shadow Flicker	None
Braking System Standards	None
Color Standards	Yes
Warnings/Hazard Protection Standards	None
Fence/Climb Prevention Standards	None
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
 - Communications study

COUNTY CONTACT INFORMATION

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