

#### 4.03.29 Solar Farms

The design standards and bulk regulations for setbacks, lot coverage, water/sewer connection requirements, lot area, height, and signage shall be suspended for all solar farms and the following supplemental standards shall apply instead. All other design standards and bulk regulations outside of these supplemental standards shall apply. Specific Development Plan requirements are set forth in 10.02.03 (G).

A. Foundations. A certified structural or civil engineer shall certify that the foundation and/or design of the solar panels are within accepted professional standards, given local soil and climate conditions.

B. Standards and Codes. All solar farms shall be in compliance with any applicable local, state and federal regulatory standards, as amended. The installation of new solar energy generation facilities shall be installed or supervised by a qualified person as defined by applicable local, state and federal regulatory standards.

C. Power and Communications Lines. Power and communication lines running between arrays of solar panels to the point of interconnection shall be buried underground, except where technical or physical constraints make it more practicable to install above ground. Exemptions may be given in instances where shallow bedrock, watercourses, or other elements of natural landscape interfere with the ability to bury lines, or the interconnecting utility requires overhead infrastructure. Georgia 811 shall be contacted before digging or excavating begins.

D. Minimum lot size. No solar farm shall be erected on any lot less than two and a half (2.5) acres in size.

E. Height. Systems, equipment and structures shall not exceed thirty (30) feet in height when mounted at maximum tilt. Excluded from this height requirement, however, are electric transmission lines, communications poles, and utility poles. These exclusions shall still be limited in height by applicable regulations in the VLD Overlay District (4.02.03) or the MAZ Zoning districts (4.02.04).

F. Setbacks. Ground mounted solar energy systems, as part of a solar farm, shall have a setback for all equipment (excluding fences) as follows:

1. A minimum of 50 feet from the rear property line and 20 feet from the side property lines, abutting any non-residential zoning district.
2. A minimum of 100 feet from residentially zoned lots and existing residential properties, measured from the edge of the solar equipment to the property line of the residentially zoned lots or existing residential properties. These setbacks shall apply across public and private right-of-way.

G. Fencing. The solar farm shall be fully enclosed and secured by a locked fence