Small Renewable Energy Systems

Wind and solar energy generation systems could be either accessory uses (that is, they only provide energy to the principal use on the property) or principal uses (that is, the only OR primary use of the parcel is the renewable energy system itself). There are three possible land use reviews based on the type and magnitude of the proposal: Site Plan Review Waiver, Site Plan Review, and Special Use Review. All of these uses require Building Permits. For those systems that require SPRW or SPR, the typical pre-application conference is not required – you can use this Land Use Publication to prepare your application. Of course, staff is available to answer questions over the counter, over the phone, or at a Pre-application Conference (if you would like one).

Review Process Triggers:

Small Wind-Powered Energy System

<table>
<thead>
<tr>
<th>Principal Use</th>
<th>Building Permit Only</th>
<th>Site Plan Review Waiver</th>
<th>Site Plan Review</th>
<th>Special Use Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Use</td>
<td>Roof-mounted only, up to 5 feet</td>
<td>Structure meets height of zone district</td>
<td>Structure taller than max height but less than 80 feet</td>
<td></td>
</tr>
</tbody>
</table>

Small Solar Energy System

<table>
<thead>
<tr>
<th>Principal Use</th>
<th>Building Permit Only</th>
<th>Site Plan Review Waiver</th>
<th>Site Plan Review</th>
<th>Special Use Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Use</td>
<td>Roof-mounted</td>
<td>Ground-mounted</td>
<td>Facility will disturb 5,000 sq. ft. or less in all districts</td>
<td></td>
</tr>
</tbody>
</table>

Temporary Weather Tower

<table>
<thead>
<tr>
<th>Temporary Use</th>
<th>Building Permit Only</th>
<th>Site Plan Review Waiver</th>
<th>Site Plan Review</th>
<th>Special Use Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temporary Use</td>
<td>Max height 80 feet; up to 2 years</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Small Renewable Energy Systems Submittal Checklist Form

Property Owner

Email Address

Project Address

Property Owners Phone

City

State

Zip Code

Fax

Agent/Contractor Name

Email Address

Agent/Contractor Address

Agent/Contractor Phone

City

State

Zip Code

Fax

A Pre-application Conference is not required for renewable energy systems that require SPRW or SPR. Simply submit one (1) packet of the following materials:

- Completed Checklist Form
- Site Plan (Plans must be to scale and no larger than 11 x 17 inches).
- Elevations of the panels, turbine, and/or tower – include height, width

Application Fee:

- Residential applications - $100
- Nonresidential applications - $500

Building Lot Determination (principal uses only)

Use the Checklist Below as a Guide of Elements to Illustrate Your Site Plan

Basic Elements of a Site Plan:

- North arrow
- Dimensions of property
- Property Address/Name
- Preparation date
- Standard scale
- Setbacks from property lines

Existing Features on Your Property:

- Existing structures
- Existing roads and/or driveways

Proposed/New Improvements:

- Solar array
- Temporary weather tower
- Wind turbine
- Earthwork (trenching)

Stake the Property

- Mark the location of the array or tower on the property using brightly colored stakes within 4 days of submitting the application.

Certification:

I certify that the information submitted is complete and correct. I agree to clearly mark the property (if not addressed or already built on) and the location of the proposed structures on the site before or within four days of submitting this application. I understand that the intent of the Site Plan Review and Site Plan Review Waiver process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a permit.

Signature of Property Owner

Date

Please note all Landowners are Required to Sign Application. There is a $20 fee for Returned Checks.