

**COUNTY BOARD'S**  
**PROPOSED TEXT AMENDMENTS REDLINE**

**CHRISTIAN COUNTY ZONING ORDINANCE**  
**ORDINANCE NO. 02008 ZN 005**

**I. INTRODUCTION**

A. Title

This Ordinance shall be known, cited and referred to as the Christian County Zoning Ordinance.

**II. ADDITIONS**

A. Amendment Page

The addition of an Amendments page after the cover page to show the date that an Amendments or Addition was added to the code used as a fast reference to see when code was last updated.

1-2-2 SELECTED DEFINITIONS

**FARM ANIMAL** as any Livestock or Animal found on or related to a farm but not limited to, such as chickens, cows, pigs, horses, goats, ducks and sheep.

This should be placed before Farm Dwelling (on page 11)

**Residential Grass Lawn or Yard** made up of vegetation such as any type of grass in a residential area R1 & R2. To be added after Rail Road Right of Way page 19.

**GROUND MOUNT SOLAR ENERGY SYSTEM.** A solar energy system that is directly installed into the ground and is not attached or affixed to an existing structure.

**NET METERING.** A billing arrangement that allows solar customers to get credit for excess electricity that they generate and deliver back to the grid so that they only pay for their net electricity usage at the end of the month.

**SOLAR ENERGY.** Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

SOLAR ENERGY SYSTEM (SES). The components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing.

PERSONAL SOLAR ENERGY SYSTEM (PSES). Any device or combination of devices or elements which rely upon direct sunlight as an energy source including but not limited to any substance or device which collects sunlight for generating electricity for use on-site. However, the energy output may be delivered to a power grid to offset the cost of energy on-site.

SOLAR PANEL. A device for the direct conversion of solar energy into electricity.

STRUCTURE MOUNT SOLAR ENERGY SYSTEM. A solar energy system in which solar panels are mounted on top of a roof structure as either a flush mounted system or as modules fixed to frames which can be tilted toward the south at an optical angle.

**1-6-23 HOME OCCUPATIONS.**

Add number 7 to (A)

- (7) Any residential lawn or yard found to be 18 inches or more in height and found to be offensive to others beyond property line shall be prohibited and subject to a \$200.00 dollar fine per week until the violation has been corrected and noted by the Zoning Administrator. Notifications will be done in accordance with ordinances 1-10-2 and 1-10-3 A-G and 1-10-4 A-C.

**1-6-28 AGRICULTURAL ACTIVITIES**

This should be placed in front of what is already there.

Add to 1-6-28 (A) Farm Animals there will be no animals as stated in the Definition of this code On Page 73.

**1-6-31 WIND/SOLAR INDIVIDUAL – PERSONAL SOLAR ENERGY SYSTEM (PSES).**

- A. Purpose and Intent. The purpose of these regulations is to provide a uniform and comprehensive set of standards for the installation and use of PSESs designed for on-site home, farm, and small commercial use that are used primarily to reduce on-site consumption of utility power. The intent of these regulations is to protect the public health, safety, and community welfare without unduly restricting the development of PSESs.
- B. Permitted Use. Personal Solar Energy Systems shall be considered an accessory use to a principal permitted use in any zoning district.
- C. Special Requirements. Personal Solar Energy Systems shall be subject to the requirements included in Section 17.38.030 Bulk Regulations unless otherwise stated herein:
  1. Ground Mounted PSES Height. Shall not be greater than eighteen feet at maximum tilt of the solar panel(s) in any zoning district.
  2. Structure Mounted PSES Height. Shall not be greater than the allowable height of any structure within the zoning district in which the PSES is to be installed.
  3. Setbacks. The PSES shall maintain perimeter setbacks including: side of 7 foot rear yard setbacks of 15 feet. No PSES shall be permitted to be located in the required front yard.
  4. Building Codes. All state and national construction codes shall be followed.
  5. Use. The PSES shall provide electricity for on-site use by the owner. This does not prohibit an owner from making excess power available for net metering.
  6. Approved Solar Components. Electric solar energy system components must have an Underwriters Laboratory (UL) listing or approved equivalent.

7. Before a building permit is issued, the following shall be submitted for review:
  - a) Site plan showing:
    - i) Name, address and phone number of the property owner;
    - ii) Property lines;
    - iii) All structures;
    - iv) Septic field;
    - v) Setback lines;
    - vi) Location of all solar panels and associated equipment; and
    - vii) Location of the electrical disconnect for the PSES
  - b) Evidence that the local electric utility has been informed of the customer's intent to install a customer-owned solar energy system.
  - c) Evidence that the site plan has been submitted to the local fire protection district.

Finally, add the Christian County Inoperable Motor Vehicle Ordinance As 020012N026 Appendix C.