Planning Commission
App. No. 108-2019-TA

Zoning Text Amendment

Wadsworth Township

Meeting: January 8, 2020
Applicant: Wadsworth Township Zoning Commission (ZC)
Hearing: December 16, 2019 (ZC)
Amendments: Articles II, IV, and XV.
Reviewer: Sonja Pagniano
Recommendation: **APPROVAL WITH MODIFICATIONS**

Proposal: In an email dated November 15, 2019, Allen Bernstorf, Zoning Secretary, for Wadsworth Township requested a review of several changes to the Wadsworth Township Zoning Resolution.

The complete text amendment proposal includes the following:

- General Changes
  - Addition of: Revised January 2020: page 1
  - Footer revised throughout the entire text
  - Addition of and item in page 2 chart
  - Revision of Table of Contents page numbers
- Article II DEFINITIONS
  - Addition of "Freestanding Solar Panels or Solar Collectors"
  - Addition of "Solar Panels or Solar Collection Systems"
  - Addition of "Structurally Attached Solar Panel or Solar Collectors"
- Article IV USE, AREA, HEIGHT REGULATIONS
  - Section 401-4 AREA AND HEIGHT REGULATIONS: RURAL RESIDENTIAL DISTRICT
    - Revision in #1
    - #6: Additions for clarity in the table
- Addition of Article XV

New text is <u>underlined</u>, text to be deleted is shown as ~~strikethrough~~. Staff comments are shown as ***bold and italics***. Prosecutor's Office recommendations are shown ***bold and italics and grey.***

GENERAL CHANGES TO TEXT

P. 1

--Revised and Reprinted February 2019~~—~~
<u>--Revised January 2020—</u>

Footer

Revision ~~H~~ <u>I – Draft 2019-10-06</u>

P. 2

<u>I</u>	<u>2020</u>	<u>January, 2020</u>	<u>Revised Article XV and Article II to include solar panels and definitions of said panels.</u>

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ARTICLE II
DEFINITIONS

"Federal Emergency Management Agency (FEMA)" means the agency with: overall responsibility for administering the National Flood Insurance Program.

"Freestanding Solar Panels or Solar Collectors" means any solar panel or solar collection system not attached to and separate from any existing structures on the site.

Delete the colon in the previous definition. Staff agrees with the addition of the Freestanding Solar Panels or Solar Collectors definition.

"Soil Distributing Activity" means clearing, grading, excavating, filling or other alteration of the earth's surface where natural or human made ground cover is destroyed and which may result in, or contribute to, erosion and sediment pollution.

"Solar Panels or Solar Collection Systems" means a device or combination of devices**,** structures**,** or parts thereof, that collect, transfer, or transform director solar, radiant energy, into thermal, chemical or electrical energy and that contribute to a structure's energy supply.

This definition is consistent with the definition the City of Medina has in their code. Please note, staff has provided additional commas to provide more clarity in the definition.

"Street, Private" is a thoroughfare which affords principal means of access to abutting: property, but which has not been deeded to the public.

"Structurally Attached Solar Panel or Solar Collectors" means a solar panel or solar collector physically attached to an existing structure.

Staff agrees with providing this definition to clarify Solar Panels or Solar Collectors that are attached to an existing structure.

26. Setback Lines~~.~~ – Front.

ARTICLE IV
USE, AREA, HEIGHT REGULATIONS

SECTION 401-4 AREA AND HEIGHT REGULATIONS: RURAL RESIDENTIAL DISTRICT

1. Lot size, setbacks, and minimum lot width at minimum building setback requirements are contained in the ~~table in~~ Table 401-4.
6. Driveways shall be ten (10) feet off the property line at the street right-of-way line. Each lot shall have its own driveway.

	R-1	R-2	R-3
Services	No Centralized Services Required	Centralized Sewer	Centralized Sewer and Centralized Water
Min. Lot Size	2 - acres	1.5 - acres	.75 - acres
Single Family Width	200 ft	125 ft	75 ft
Single-Family Setback line-front	100 ft	100 ft	50 ft
Two-Family Width	200 ft	150 ft	100 ft
Two-Family Setback line-front	100 ft	100 ft	50 ft
Rear Yard Depth	75 ft	25 ft	25 ft
Side Yard Depth	25 ft	15 ft	10 ft

ARTICLE XV
SOLAR AND WIND ENERGY CONVERSION SYSTEMS

SECTION 1501 PURPOSE

The purpose of this subsection is to establish standards for the location, installation, and operation of solar panels, solar collection systems, and Wind Energy Conversion Systems (WECS). Solar panels and solar collection system location and installation shall be governed by the normal

building permit process. The procedures by which the installation and operation of a structure mounted and/or tower mounted WECS/electrical generation shall be governed within the Township as a special land use.

It might be good to also say that Solar Panels and Solar Collection Systems that are free-standing are considered as structures and shall meet all zoning regulations, including height and yard regulations as proposed in Section 1502 of this zoning code.

SECTION 1502 GENERAL PROVISIONS – SOLAR PANELS AND SOLAR COLLECTION SYSTEMS

Solar Panels and solar collection systems (Solar Panels) shall be permitted in accordance with the restrictions of the district in which they are being installed. Installation shall be in compliance with the manufacturer's recommendations as well as all local, county, state, and federal statutes.

1. Side lot and rear lot setbacks shall be a minimum of ten (10) feet. ***Rephrase to better incorporate definitions, "Side lot and rear lot setbacks for any and all Solar Panels or Solar Collection Systems shall be a minimum of ten (10) feet."***
   a. If installed on the wall of a building, Solar Panels shall be flush mounted on the wall and only on the side or rear of the building, not facing the frontage street.
   b. If installed on the roof of a building, the solar panels shall be integrated as a surface layer on any part of the roof structure. The solar panels shall not project above the peak of the roof. For a flat roof, the solar panels shall not be higher than the parapet wall or screened by building features.
   c. If the solar panels are to be free-standing, they shall be considered an accessory use. The height of the solar panels, complete with mounts, shall not exceed 12 feet above the ground. The solar panels shall not be placed closer to the frontage street than the setback line – front. The transmission lines shall be underground. ***Rephrase to better incorporate definitions, "Free-standing Solar Panels or Solar Collectors shall be considered accessory uses. The height of the solar panels, complete with mounts, shall not exceed 12 feet above the ground. The solar panels shall not be placed closer to the frontage street than the setback line – front. The transmission lines shall be underground.***
   d. Solar Panels shall be located/designed to prevent glare towards adjacent buildings, properties, or roadways.
2. If net-metering is proposed, solar panels or solar collection systems connected to the local utility power grid shall adhere to the Ohio Revised Code Section 4928.67 and any future corresponding statutory provision.
3. Building Permits are required. All installations shall comply with all acceptable building, electrical, and plumbing codes. All installations shall

comply with industry standards and codes. Applications for a building permit shall include site drawings with buildings and property lines.

Staff appreciates the differentiation between solar panels installed on the roof of a building versus free-standing solar panels. ***Add 4, "Structurally Attached Solar Panel or Solar Collectors shall also meet the following requirements:". Move (a) and (b) to be part of the new (4). Add 5, "Freestanding Solar Panels or Solar Collectors shall also meet the following requirements:" Move (c) and (d) to be part of the new (5).***

SECTION 1503 GENERAL PROVISIONS – WIND ENERGY CONVERSION SYSTEMS

~~WIND ENERGY CONVERSION SYSTEMS~~

~~SECTION 1501 PURPOSE~~
~~The purpose of this subsection is to establish standards and procedures by which the installation and operation of a structure mounted and/or tower mounted WECS/electrical generation shall be governed within the Township as a special land use.~~

~~SECTION 1502 GENERAL PROVISIONS~~

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Reminder, to update dates on this page.

Staff Comments:
The Wadsworth Township Text Amendment has a clear focus on the addition of definitions and clarification of regulations for Solar Panels that are attached to structures as well as those that are free-standing. Staff asked for comment from Wadsworth Township regarding why this addition is necessary for their community. In a phone call with Dennis Banfield, he mentioned that the Township had some residents approach them about putting in solar panels. Decided it would be good to have at least some regulation for size and location. For example, the City of Wadsworth recently had a very large solar panel field come to their community and the Township felt it important to at least have some guidance for individuals that want to implement them.

Recommendation: Planning Services staff recommends the Planning Commission **APPROVE WITH MODIFICATIONS** the proposed amendments to the Wadsworth Township Zoning Resolution.

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