

1. Agenda

Documents:

[ZBA-A20230505.PDF](#)

2. Meeting Materials

Case Number	Petitioner	Request	Township	Staff Report
RZ-23-104 (PDF)	Rock Island County	Text Amendments	All	

3. Text Amendments

Documents:

[ARTICLE XL ENERGY SYSTEMS-2023DRAFT.PDF](#)

ROCK ISLAND COUNTY ZONING BOARD OF APPEALS

Friday May 5, 2023 Agenda, 9:00 a.m.

The Zoning Board of Appeals will meet at the above date and time in the County Board Chambers on the third of the County Building, 1504 Third Ave, Room 316, Rock Island, IL 61201.

Agenda as follows:

1. Roll Call
2. Reading of Procedures
3. Hearings:
 - a. RZ-23-104 Rock Island County Text Amendments ALL
4. Next Hearing Scheduled for Wednesday May 17, 2023 @ 9:00 A.M.
 - a. VZ-23-002 Michael & Tracy Hannan Acc Bldg in Floodplain HA
 - b. SU-23-205 Mike & Rianne Howard Density Increase ZU
 - c. RZ-23-105 Bayne Family Partners Ltd AG-2 to R-1 BH
5. Motion to adjourn.

Subject to Change

ARTICLE XL – ENERGY SYSTEMS

40.0 AUTHORITY

This ordinance is adopted pursuant to authority granted by ILCS Chapter 55 Counties Division 5- 12 Zoning and Section 5/5-1063 Building Construction, Alteration, Maintenance.

40.1 PURPOSE

The purpose of this ordinance is to preserve and protect public health and safety without significantly increasing the cost or decreasing the efficiency of energy systems and to allow for the orderly development of land, protect property values and esthetic conditions within the county.

40.2 APPLICABILITY

This ordinance applies to all unincorporated lands within the boundaries of Rock Island County.

40.3 WIND ENERGY SYSTEMS

- A. General Provisions:** It is the purpose of this section to regulate the siting and installation of wind energy equipment. The promotion of safe, effective, and efficient use of wind energy equipment will be balanced against the need to preserve and protect public health and safety.
- B. Types of Wind Energy Systems:**
1. Small Wind Energy System. Small Wind Energy Systems are permitted by a special use permit in AG-1, AG-2 and SE-1 zoning districts.
 2. Commercial Wind Energy Facility. A Commercial Wind Energy Facility is permitted as a special use in the Agricultural, Suburban Estates and Industrial zoning districts and shall meet the requirements set forth in Section C Development Standards.
- C. Special Use Permit Application Requirements for a Wind Energy System:**
1. An approved site plan with existing and proposed conditions.
 2. A report that indicates that the project is in compliance with sound limitations established by the Illinois Pollution Control Board under 35 Ill. Adm. Code Parts 900, 901, and 910.
 3. An ECOCAT report from the Illinois Department of Natural Resources which includes the results and recommendations of their examination and a plan for executing any and all recommendations. Including a plan demonstrating the avoidance of protected lands as identified by the Illinois Department of Natural Resources and the Illinois Preserve Commission and compliance with recommend setbacks from protected lands recommended by the Illinois Department of Natural Resources including areas identified by the Illinois Nature Preserve Commission.
 4. The results of the United States Fish and Wildlife Service’s Information for Planning and Consulting environmental review or a comparable successor tool that is consistent with the “U.S. Fish and Wildlife Service’s Land-based Wind Energy Guidelines” and any applicable

United States Fish and Wildlife Service wind wildlife guidelines that have been subject to public review.

5. An executed Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture. Exception. Not required for a small wind energy system for onsite use.
6. Evidence of consultation with the Illinois State Historic Preservation Office and an assessment of potential impacts on State-registered historic sites under the Illinois State Agency Historic Resource Preservation Act.
7. A plan for the decommissioning of the facility when it becomes obsolete shall accompany the application. This plan shall be in compliance with the standards and requirements set forth in Illinois Department of Agriculture's standard wind farm agricultural impact mitigation agreement (AIMA), version 81818 or its successor and identical to the facilities in the AIMA executed with the Illinois Department of Agriculture. A bond in the amount identified in the decommissioning plan minus the salvage value shall be filed with Rock Island County Zoning & Building Safety Department showing Rock Island County as the beneficiary prior to the issuance of a building permit for the project. This bond shall be updated at intervals as prescribed in the AIMA.
8. The results of an industry standard computer modeling program that indicates that any occupied community building or nonparticipating residence will not experience more than 30 hours per calendar year of shadow flicker under planned operating conditions.
9. Proof of compliance with all federal, state and other applicable requirements.
10. All commercial wind energy facility applications shall be accompanied by a preliminary map and plan showing the roads and rights-of-way that will be utilized by the commercial wind energy facility. Prior to the issuance of the special use building permit, the applicant shall submit an executed agreement between the commercial wind energy facility owner/operator and all road district authorities with infrastructure affected by the commercial wind energy facility to the county.
11. It is the responsibility of the applicant to coordinate with the local fire protection district. The applicant shall submit the application an approval letter from the local fire protection district.

D. Development Standards for a Small Wind Energy System:

1. Installation. All noncommercial wind energy systems shall be installed per the manufacturer's standards. The standards must include compliance with all of the County's officially adopted codes.
2. Height. The maximum height must be compliant with FAA standards.
3. Setbacks.
 - a. A small wind energy system shall be located 1.1 times total tower height or more from an occupied structure on adjoining property and 80% total tower height or

more from occupied structure on subject property measured from wind tower base.

- b. T A small wind system must be set back from all property lines of the parcel on which it is located and from any right-of-way a distance 1.1 times total tower height measured from wind tower base.

4. Lighting. Lighting for towers shall be constructed only in accordance with the minimum requirements and standards allowed through the FAA or other regulatory authority in an effort to minimize the visual impact of the structures.
5. Color. Towers and blades shall be painted a non-reflective, unobtrusive color that blends into the surrounding landscape to the greatest extent possible.

E. Development Standards for a Commercial Wind Energy Facility:

1. Design Safety Certification: The safety of the design of all Commercial Wind Energy Facilities shall be certified by a licensed Professional Engineer. The standard for certification shall be good engineering practices and shall conform to all the County's officially adopted codes.
2. Controls and Brakes: All Commercial Wind Energy Facility projects shall be equipped with Manual and Automatic Controls and mechanical brakes to limit rotation of blades to a speed below the designed limits of a WECS. For purposes of this section, "Manual and Automatic Controls" mean controls which give protection to power grids and limit rotation of a WECS' blades to below the designed limits of the conversion system. The Professional Engineer or Authorized Factory Representative must certify that the rotor and overspeed control design and fabrication conform to good engineering practices. No changes or alterations from certified design shall be permitted unless accompanied by a Professional Engineer's or the Authorized Factory Representative's statement of certification.
3. Height: The blade tip height for wind towers in commercial wind energy facilities shall be determined by a "Determination of No Hazard to Air Navigation" by the Federal Aviation Administration under 14 CFR Part 77.
4. Minimum Lot Size. There is no minimum lot size for commercial wind energy facilities providing that all setbacks and other requirements of this ordinance are met.
5. Setbacks: All setback distances for commercial wind energy facilities shall be measured from the center of the base of the wind tower. The following setback requirements may be waived subject to the written consent of the owner of each affected nonparticipating property.
 - a) Occupied Community Building: minimum 2.1 times the maximum blade tip height of the wind tower to the nearest point on the outside wall.
 - b) Participating residences: minimum 1.1 times the maximum blade tip height of the wind tower to the nearest point on the outside wall
 - c) Nonparticipating residences: minimum 2.1 times the maximum blade tip height of the wind tower to the nearest point on the outside wall
 - d) Boundary Lines of participating property: None

- e) Boundary Lines of nonparticipating property: minimum 1.1 times the maximum blade tip height of the wind tower to the nearest point on the property line of the nonparticipating property.
- f) Public Road Rights-of-Way: minimum 1.1 times the maximum blade tip height of the wind tower to the center point of the public road right-of-way.
- g) Overhead communication and electric transmission/distribution facilities (not including overhead utility service lines to individual homes or outbuildings): minimum 1.1 times the maximum blade tip height of the wind tower to the nearest edge of the property line, easement, or right of way containing the overhead line.
- h) Overhead utility service to individual homes out outbuildings: None
- i) Fish and Wildlife Areas and Illinois Nature Preserve Protected Lands: 2.1 times the maximum blade tip height of the wind tower to the nearest point on the property line of the Fish and Wildlife Area or Protected Area.

This section does not exempt or excuse compliance with electric facility clearances approved or required by the National Electrical Code, the National Electrical Safety Code, Illinois Commerce Commission, Federal Energy Regulatory Commission, and their designees or successors.

- 6. Vegetative Screening and Fencing: Vegetative screening and fencing may be added, as a condition for the special use, around the perimeter of any supporting facilities used for storage, maintenance, parking, or staging. Fences shall be a minimum of six feet (6') in height and shall be constructed of a type suitable for security purposes. Vegetative screening may be added, as a condition of the special use, along the outside perimeter of the fence at a suitable height and density to minimize the view of the facility from nonparticipating properties and public rights-of way. Earthen berms or similar structures shall not be required.
- 7. Lighting: As required by the Federal Aviation Administration. Required lighting must comply with FAA minimum requirements and, whenever possible, be at the lowest intensity allowed using red lights at night. If more than one lighting alternative is available, the alternative that causes the least visual disturbance must be used.
- 8. Stormwater Management: The project shall meet all requirements of the Rock Island County Stormwater Ordinance. A grading & Drainage permit shall be obtained prior to any grading activities.
- 9. Drainage Systems: Notwithstanding any other provision of law, a facility owner with siting approval from a county to construct a commercial wind energy facility is authorized by the State of Illinois to cross or impact a drainage system, including, but not limited to, drainage tiles, open drainage districts, culverts, and water gathering vaults, owned or under the control of a drainage district under the Illinois Drainage Code without obtaining prior agreement or approval from the drainage district. The facility owner shall repair or pay for the repair of all damage to the drainage system caused by the construction of the commercial wind energy facility within a reasonable time after construction of the

commercial wind energy facility is complete.

10. Utility Notification: Unless the applicant is a public utility, no building permit to construct a wind farm shall be issued until evidence has been provided to the Office of Zoning & Building Safety that the applicant has entered into an offtake agreement or has registered with the Regional Transmission Operator to sell power on a merchant basis.
11. Materials Handling, Storage and Disposal:
 - a. All solid wastes related to the construction, operation and maintenance of the Wind Energy System shall be removed from the site promptly and disposed of in accordance with all federal, state and local laws.
 - b. All hazardous materials related to the construction, operation and maintenance of the Wind Energy System shall be handled, stored, transported and disposed of in accordance with all applicable local, state and federal laws.
12. Points of Contact: The Commercial Wind Energy Facility Owner/Operator shall maintain with the Rock Island County Office of Zoning & Building Safety and Sheriff's Department a primary and two (2) secondary points of contact. Any changes shall be reported immediately or as soon as possible.

40.4 SOLAR ENERGY SYSTEMS

- A. General Provisions:** It is the purpose of this section to regulate the siting and installation of solar energy equipment. The promotion of safe, effective, and efficient use of solar energy equipment will be balanced against the need to preserve and protect public health and safety.
- B. Types of Solar Energy Systems:**
 1. Solar Private. Solar Private is a permitted accessory use in any zoning district and must abide by the bulk regulations, density and dimensional standards of the underlying zoning district in which it is located. See requirements set for in Section 8.4 Accessory Buildings in All Districts.
 2. Commercial Solar Energy Facility. A Commercial Solar Energy Facility is permitted as a special use in the Agricultural, Suburban Estates and Industrial zoning districts and shall meet the requirements set forth in Section C Development Standards.
- C. Special Use Permit Application Requirements for a Commercial Solar Energy Facility:**
 1. An approved site plan with existing and proposed conditions.
 2. A report that indicates that the project is in compliance with sound limitations established by the Illinois Pollution Control Board under 35 Ill. Adm. Code Parts 900, 901, and 910.
 3. An ECOCAT report from the Illinois Department of Natural Resources which includes the

results and recommendations of their examination and a plan for executing any and all recommendations. Including a plan demonstrating the avoidance of protected lands as identified by the Illinois Department of Natural Resources and the Illinois Preserve Commission and compliance with recommend setbacks from protected lands recommended by the Illinois Department of Natural Resources including areas identified by the Illinois Nature Preserve Commission.

4. The results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor tool that is consistent with the "U.S. Fish and Wildlife Service's Land-based Wind Energy Guidelines" and any applicable United States Fish and Wildlife Service solar wildlife guidelines that have been subject to public review.
5. An executed Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture
6. Evidence of consultation with the Illinois State Historic Preservation Office and an assessment of potential impacts on State-registered historic sites under the Illinois State Agency Historic Resource Preservation Act.
7. A plan for the decommissioning of the facility when it becomes obsolete shall accompany the application. This plan shall be in compliance with the standards and requirements set forth in Illinois Department of Agriculture's standard solar farm agricultural impact mitigation agreement (AIMA), version 8.19.19 or its successor and identical to the facilities in the AIMA executed with the Illinois Department of Agriculture. A bond in the amount identified in the decommissioning plan minus the salvage value shall be filed with Rock Island County Zoning & Building Safety Department showing Rock Island County as the beneficiary prior to the issuance of a building permit for the project. This bond shall be updated at intervals as prescribed in the AIMA
8. Proof of compliance with all federal, state and other applicable requirements.
9. All commercial solar energy facility applications shall be accompanied by a preliminary map and plan showing the roads and rights-of-way that will be utilized by the commercial solar energy facility. Prior to the issuance of the special use building permit, the applicant shall submit an executed agreement between the commercial solar energy facility owner/operator and all road district authorities with infrastructure affected by the commercial solar energy facility to the county.
10. It is the responsibility of the applicant to coordinate with the local fire protection district. The applicant shall submit the application an approval letter from the local fire protection district.

D. Development Standards for a Commercial Solar Energy Facility:

1. Height: No component of a solar panel may have a height of more than 20 feet above ground when the solar energy facility's array at full tilt. These requirements may be waived subject to written consent of the owner of each affected nonparticipating property.

2. Setbacks: All setback distances for commercial solar energy facility shall be measured from the nearest edge of any component of the facility. The following setback requirements may be waived subject to the written consent of the owner of each affected nonparticipating property.
 - a. Commercial solar energy facilities shall be setback a minimum distance of 150' from the nearest point on the outside wall of the structure of an occupied community building or a dwelling on nonparticipating property.
 - b. Commercial solar energy facilities shall have a zero setback from the boundary line of participating property.
 - c. Commercial solar energy facilities shall have a 50-foot (50') setback from the nearest edge of a public road right-of-way.
 - d. A Commercial solar energy facilities shall be setback a minimum of 50-feet (50') from the nearest point on the property line of any nonparticipating property.
3. Fencing: A commercial solar energy facilities entire perimeter shall be enclosed by a fence constructed of a type suitable for security purposes. The fence must be a minimum of 6 feet (6') high but no more than twenty-five feet (25') in height.
4. Screening: Vegetative screening provided along the outside perimeter of the fence at a suitable height and density to minimize the view of the facility from nonparticipating properties and public rights-of way may be added as a condition of the special use. Earthen berms or similar structures shall not be required.
5. Lighting: Lighting shall be installed for security and safety purposes only. Except with respect to lighting required by the FCC or FAA, all lighting shall be shielded so that no glare extends substantially beyond the boundaries of the property upon which the solar farm is located and meets the Illumination Provisions (Chapter 36) of the Rock Island County Zoning Ordinance.
6. Stormwater Management: The project shall meet all requirements of the Rock Island County Stormwater Ordinance. A grading & Drainage permit shall be obtained prior to any grading activities.
7. Ground Cover: Vegetative ground cover must be established on all commercial solar energy facilities. A plan that is consistent with the goals of the Pollinator-Friendly Solar Site Act and a vegetation management plan shall be required to accompany an application for a special use permit for the establishment of a commercial solar energy facility. The vegetation management plan must be consistent with the guidelines developed by the Illinois Department of Natural Resources for these types of plans which must include both short-term and long-term property management practices that provide and maintain native and non-native-invasive naturalized perennial vegetation to protect the health and well-being of pollinators. Alternative ground cover allowing for the use of the land under or adjacent to the panels to be used for agriculture may be permitted.
8. Drainage Systems: Notwithstanding any other provision of law, a facility owner with siting approval from a county to construct a commercial solar energy facility is authorized by the

- State of Illinois to cross or impact a drainage system, including, but not limited to, drainage tiles, open drainage districts, culverts, and water gathering vaults, owned or under the control of a drainage district under the Illinois Drainage Code without obtaining prior agreement or approval from the drainage district. The facility owner shall repair or pay for the repair of all damage to the drainage system caused by the construction of the commercial solar energy facility within a reasonable time after construction of the commercial solar energy facility is complete.
9. Utility Notification: Unless the applicant is a public utility, no building permit to construct a solar farm shall be issued until evidence has been provided to the Office of Zoning & Building Safety that the applicant has entered into an offtake agreement or has registered with the Regional Transmission Operator to sell power on a merchant basis.
 10. Materials Handling, Storage and Disposal:
 - a. All solid wastes related to the construction, operation and maintenance of the Solar Farm shall be removed from the site promptly and disposed of in accordance with all federal, state and local laws.
 - b. All hazardous materials related to the construction, operation and maintenance of the Solar Farm shall be handled, stored, transported and disposed of in accordance with all applicable local, state and federal laws.
 11. Points of Contact: The Commercial Solar Energy Facility Owner/Operator shall maintain with the Rock Island County Office of Zoning & Building Safety and Sheriff's Department a primary and two (2) secondary points of contact. Any changes shall be reported immediately or as soon as possible.

40.5 BATTERY ENERGY STORAGE SYSTEM (BESS)

- A. **General Provisions.** A BESS may be included with a special use permit for a Commercial Solar Energy Facilities and Wind Energy Facilities; or when stand-alone, it will require an individual special use. All BESSs shall comply with the following requirements:
- B. **Development Standards.**
 1. Setbacks:
 - a. BESSs shall be setback a minimum distance of 150' from the nearest point on the outside wall of the structure of an occupied community building or a dwelling on nonparticipating property.
 - b. BESSs shall have a zero setback from the boundary line of participating property.
 - c. BESSs shall have a 50-foot (50') setback from the nearest edge of a public road right-of-way.
 - d. BESSs shall be setback a minimum of 50-feet (50') from the nearest point on the property line of any nonparticipating property.
 2. Lighting: Any lights used to illuminate the facility shall be so arranged as to direct the light away from the adjoining properties and the public roads
 3. Vegetative Screening and Fencing: Vegetative screening and fencing may be added, as a

condition for the special use, around the perimeter of the BESS. Fences shall be a minimum of six feet (6') in height and shall be constructed of a type suitable for security purposes. Vegetative screening may be added, as a condition of the special use, along the outside perimeter of the fence at a suitable height and density to minimize the view of the facility from nonparticipating properties and public rights-of way.

4. Decommissioning: If the BESS is included with or amended to a special use for a Commercial Solar Energy Facility or Commercial Wind Energy Facility the decommissioning costs shall follow the decommissioning/bonding requirements for those facilities. If the BESS is an independent special use; a decommissioning plan and engineer's estimate shall be provided. The BESS owner/operator shall provide sufficient security for decommissioning of the facility prior to issuance of the building permit. The decommissioning cost shall be approved by the County, considering the engineer's estimate.

40.6 VIOLATIONS.

It is unlawful for any person to construct, install, maintain, modify, or operate an energy system that is not in compliance with this ordinance or with any condition contained in a special use or building permit issued pursuant to this ordinance.

40.7 ADMINISTRATION AND ENFORCEMENT.

- A. This ordinance shall be administered by the Code Administrator.
- B. The Code Administrator may enter any property for which a special use or building permit has been issued under this ordinance to conduct an inspection to determine whether the conditions stated in the permit have been met as specified by statute, ordinance and code.

40.8 PENALTIES.

- A. Zoning – petty offense. Maximum \$500 fine with each week a violation continues uncorrected constituting a separate offense.
- B. Nothing in this section shall be construed to prevent the county from using any other lawful means to enforce this ordinance.

40.9 SEVERABILITY.

The provisions of this ordinance are severable, and the invalidity of any section, subdivision, paragraph, or other part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

Section 3 DEFINITIONS ADD

Agricultural Wind System: A wind system that has a nameplate capacity of less than the average electrical usage for the previous 12 months on the specific farm being served. A wind energy system that creates more energy than is needed for agricultural uses will have the excess sold back to the grid, and thus, is NOT exclusively for agricultural uses, and is NOT exempt from the requirements of this ordinance. Board- The Zoning Board of Appeals.

Battery Energy Storage System (BESS): An energy storage system that can store and deploy generated energy, typically a group of batteries that charge (i.e., collect energy) and store electrical energy from the grid or energy generation facility and then discharge that energy at a later time to provide electricity or other grid services when needed. BESS generally consist of batteries, battery storage containers, on-site switchyard, inverters, associated interconnection transmission line, and supervisory control and data acquisition system.

Commercial Solar Energy Facility: Any device or assembly of devices that (i) is ground installed and (ii) uses solar energy from the sun for generating electricity for the primary purpose of wholesale or retail sale and not primarily for consumption on the property on which the device or devices reside.

Commercial Wind Energy Facility: A wind energy conversion facility of equal or greater than 500 kilowatts in total nameplate generating capacity.

Facility Owner -

(i) a person with a direct ownership interest in a commercial wind energy facility or a commercial solar energy facility, or both, regardless of whether the person is involved in acquiring the necessary HB4412 Enrolled LRB102 22343 SPS 31480 b Public Act 102-1123 rights, permits, and approvals or otherwise planning for the construction and operation of the facility, and

(ii) at the time the facility is being developed, a person who is acting as a developer of the facility by acquiring the necessary rights, permits, and approvals or by planning for the construction and operation of the facility, regardless of whether the person will own or operate the facility.

Nonparticipating Property: Real property that is not a participating property.

Nonparticipating Residence: A residence that is located on nonparticipating property and that is existing and occupied on the date that an application for a permit to develop the commercial wind energy facility or the commercial solar energy facility is filed with the county.

Occupied Community Building; Any one or more of the following buildings that is existing and occupied on the date that the application for a permit to develop the commercial wind energy facility or the commercial solar energy facility is filed with the county: a school, place of worship, day care facility, public library, or community center.

Participating Property: Real property that is the subject of a written agreement between a facility owner and the owner of the real property that provides the facility owner an easement, option, lease, or license to use the real property for the purpose of constructing a commercial wind energy facility, a commercial solar energy facility, or HB4412 Enrolled LRB102 22343 SPS 31480 b Public Act 102-1123 supporting facilities. "Participating property" also includes real property that is owned by a facility

owner for the purpose of constructing a commercial wind energy facility, a commercial solar energy facility, or supporting facilities.

Participating Residence: A residence that is located on participating property and that is existing and occupied on the date that an application for a permit to develop the commercial wind energy facility or the commercial solar energy facility is filed with the county.

Protected Lands: Real property that is: (1) subject to a permanent conservation right consistent with the Real Property Conservation Rights Act; or (2) registered or designated as a nature preserve, buffer, or land and water reserve under the Illinois Natural Areas Preservation Act.

Small Wind Energy System: A wind energy conversion system consisting of a wind turbine, a tower or mounting, and any associated control or conversion electronics, which has a rated capacity of not more than 500 kW and which is exclusively used for on-site power generation.

Solar Array: Multiple solar panels combined together to create one system.

Solar Collector: A device that captures solar radiation for use as a source of energy.

Solar Energy System: Equipment that converts and then stores or transfers energy from the sun into usable forms of energy and includes any solar collectors, lines, pumps, batteries, inverters, mounting brackets, framing, and/or foundation used for or intended to be used for the collection and conversion of solar radiation into energy suitable for use.

Solar Private: Solar collectors and supplementary solar energy equipment that is accessory to a residential or nonresidential use and covers an area no more than two (2) acres. In no instance can private solar be the only use on a parcel. Private solar is designed for onsite use by the owner or tenant of the residential or nonresidential use to reduce payments to the utility company.

Solar Thermal System: A solar energy system that directly heats water or other liquid using sunlight. Consists of a series of tubes that concentrate light to heat either water or a heat-transfer fluid. The heated liquid is used for such purposes as space heating and cooling, domestic hot water, and heating pool water.

Supporting Facilities: The transmission lines, substations, access roads, meteorological towers, storage containers, and equipment associated with the generation and storage of electricity by the commercial wind energy facility or commercial solar energy facility.

Tilt: The angle of the solar panels as installed per manufacturers installation instructions.

Total Height: The vertical distance from ground level to the tip of a wind turbine blade when the tip is at its highest point.

Wind Energy System: Equipment that converts and then stores or transfers energy from the wind into usable forms of energy and includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, turbine, vane, wire, or other component used in the system. This includes both Commercial Wind Energy Facilities and Small Wind Energy Systems.

Wind Tower: The wind turbine tower, nacelle, and blades.

Section 10.3 (Special Uses in AG-1)

MODIFY S. Wind Energy Systems, ~~Large or Small~~

ADD Commercial Solar Energy Facility and Battery Energy Storage System (BESS).

The list of special uses would be renumbered to reflect these additions.

Section 11.3 (Special Uses in AG-2)

MODIFY W. Wind Energy Systems, ~~Large or Small~~

ADD Commercial Solar Energy Facility and Battery Energy Storage System (BESS).

The list of special uses would be renumbered to reflect these additions.

Section 12.3 (Special Uses in SE-1)

MODIFY H. Wind Energy Systems, ~~Large or Small~~

ADD Commercial Solar Energy Facility and Battery Energy Storage System (BESS).

The list of special uses would be renumbered to reflect these additions.

Section 30.3 (Special Uses in I-1)

ADD Commercial Solar Energy Facility, Commercial Wind Energy Facility and Battery Energy Storage System (BESS).

The list of special uses would be renumbered to reflect these additions.

Section 31.3 (Special Uses in I-2)

ADD Commercial Solar Energy Facility, Commercial Wind Energy Facility and Battery Energy Storage System (BESS).

The list of special uses would be renumbered to reflect these additions.