

ORDINANCE NO. 58

**AN ORDINANCE AMENDING CHAPTER 100 – ZONING
REGULATIONS
OF THE MONONA COUNTY CODE OF ORDINANCES**

WHEREAS, on February 21, 2012 the Board of Supervisors of Monona County, Iowa, adopted Ordinance 40 amending Chapter 100 – Zoning Regulations; and

WHEREAS, on June 27, 2017 the Board of Supervisors of Monona County, Iowa adopted Ordinance 1 readopting the County Code of Ordinances as amended; and

WHEREAS, the Planning and Zoning Commission and County Board of Supervisors wish to amend and add regulations governing wind and solar energy; therefore

BE IT ORDAINED by the Board of Supervisors of Monona County, Iowa, that Chapter 100 – Zoning Regulations of the Monona County Code is hereby amended as follows:

Zoning Districts

Section 1.

100.13.1

Strike “one (1) overlay district” and insert therein “three (3) overlay districts”.

Section 2.

100.13.1.B

After section “(1) *Flood Plain Overlay Districts*” insert

“(2) *Airport Overlay Districts*

- James G. Whiting Memorial Field District

(3) *Loess Hills Overlay District*”

Section 3.

100.14.5

After section “A. *Flood Plain Overlay Districts.*” Insert therein:

“B. *Airport Overlay Districts*

(1) James G. Whiting Memorial Field

- (a) The James G. Whiting Memorial Field Overlay District, which shall also be referred to as the Mapleton Municipal Airport within this Code of Ordinances and amendments thereto, contained in Chapter 300(b), are a part of the Zoning Regulations and are in full force and effect.

C. *Loess Hills Overlay District*

- (1) The Loess Hills Overlay District is intended to protect the geological, cultural, and historical significance of the Loess Hills in Monona County.
- (2) The overlay district boundaries shall be defined as extending 1 mile east or west of the Loess Hills.

- (3) The boundary of the Loess Hills shall be determined by the Iowa Department of Natural Resources.
- (4) All base zoning ordinances and amendments thereto are allowed in the Loess Hills Overlay District with the exception of:
 - (a) Large Wind Energy Conversion Systems, which shall be prohibited per Chapter 100.23 of this Code of Ordinances.”

Principal Permitted Uses

Section 4.

100.15 Principal Permitted Uses

Under the Zoning District A-1 column:

Incorporate the following Regulators as Permitted Uses (P):

- Sales of feed, seed, fertilizer, and agricultural chemicals except ammonia.
- Storage and repair of custom hire machinery, equipment and supplies incidental to farming including tillage equipment, chemical application equipment (ground types only) and similar uses.
- Tiling contractor storage and repair facilities.

Incorporate the following Regulator as a Permitted Use with Restrictions (PR):

- Child Care, including licensed daycares, nursery schools and preschools.

Incorporate the following Regulators as Special Use Permit Required (SU):

- Minor repair garages, including vehicle servicing
- Tire and auto accessory store
- Bed & Breakfast, lodging house
- Campgrounds, RV parks
- Commercial Wind Farms

Incorporate the following Regulators as Special Use Permit Required with Restrictions (SR):

- Vehicle, trailer, mobile home, and farm implement establishments for sales or lease; but excluding wrecking and used parts yards.
- Microwave, radio, television and cellular telephone communication towers and exchanges.

Under the Zoning District A-2 column:

Strike “P” from “Wineries including accessory wine sales, banquet rooms, catering and food sales and vineyards” and insert in lieu thereof “PR”.

Add “P” to “Campgrounds, RV parks”.

Strike “SU” from “Commercial Wind Farms”.

Insert the following new line at the end of Transportation & Utility uses:

Small Wind Energy Conversion Systems (SWECS)	P	P	SU	SU	SU	SU	SU	SU	SU	SU
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Small Wind Energy Conversion Systems.

Section 5.

100.22, unnumbered first paragraph:

Remove “Small wind energy conversion systems include only those systems having a rated capacity of no more than one hundred kilowatts (100kW).” Insert in lieu thereof: “Small wind energy conversion systems include only those systems having a rated capacity of no more than fifteen kilowatts (15kW) for residential districts and land uses, and no more than one hundred kilowatts (100kW) for all other zoning districts and land uses.”

Section 6.

100.22.3 Zoning Permit Required.

Insert “or their designee” after each instance of “Zoning Administrator”. Remove “an approved zoning permit or installing the system.” and insert in lieu thereof: “an approved zoning permit or installing the system, and shall comply with all applicable overlay district regulations.”

Section 7.

100.22.4.A(4) Permit Application Required

Remove:

- “(2) The area of the base of each tower and depths;
- (3) Utility lines, telephone lines and any other lines, both above and below ground, within a radius of 2,000 feet from the tower base;
- (4) Details as to how the power will be delivered to the grid, including the route and size of poles and towers to be used;
- (5) Property lot lines, land uses and the location and dimensions of all existing structures and uses on and off site within a radius of 2,000 feet from the tower base;
- (6) Standard drawings and dimensional representations of the wind turban structure, including the tower, base and footings;
- (7) A line drawing of the electrical components in sufficient detail to allow for a determination that the manner of the installation conforms to the National Electric Code; and
- (8) Design data for the system indicating the basis of design, including manufacturer’s dimensional drawings and installation and operation instructions.”

and insert in lieu thereof:

- “(2) Utility lines, telephone lines and any other lines, both above and below ground, within a radius of 200% of the tower height measured from the tower base to the highest reach of the rotor tip, or 500 feet, whichever is larger;
- (3) Details as to how the power will be delivered to the grid, including the route and size of poles and towers to be used;

- (4) Property lot lines, land uses and the location and dimensions of all existing structures and uses on and off site within a radius of 200% of the tower height measured from the tower base to the highest reach of the rotor tip, or 500 feet, whichever is larger; and
- (5) Standard site drawings and dimensional representations of the wind turbine structure, including the tower and base.”

Section 8.

100.22.7.C

Remove “shall be one hundred forty (140) feet.” and insert in lieu thereof “shall conform to the following restrictions for each specified zoning district and/or land use:

- (1) one hundred (100) feet for residential properties,
- (2) one hundred eighty (180) feet for commercial properties,
- (3) three hundred sixty (360) feet for industrial properties,
- (4) five hundred (500) feet for agricultural properties

Site plans with a SWECS exceeding the height limits of this chapter shall require a special exception prior to the issuance of a building permit. In no case shall a SWECS exceed 150% of the height allowed within this chapter.”

Section 9.

100.22.12.D

Remove “shall be placed around the SWECS.” and insert therein “may be required around the SWECS at the discretion of the Zoning Administrator or their designee.”

Section 10.

Remove section 100.22.14

Section 11.

100.22.15

Remove “15.” Insert in lieu thereof “14.” This section shall henceforth be numbered 100.22.14.

Remove “If it is determined that the SWECS is causing electromagnetic interference, the operator shall take the necessary corrective action to eliminate this interference, including relocation or removal of the facilities, subject to the approval of the appropriate County authority. The special use permit may be revoked if electromagnetic interference from the SWECS becomes evident.”

Section 12.

Remove sections 100.22.17 and 100.22.18

Section 13.

100.22.19

Remove “19.” and insert in lieu thereof “16.” This section shall henceforth be numbered 100.22.16.

Insert “, defined as not being connected to the distribution network of an electric utility,” between “Off-grid systems” and “shall be exempt”.

Large Wind Energy Conversion Systems

Section 14.

100.23

Strike “**100.23 COMMERCIAL WIND FARMS.**

1. Commercial Wind Farms shall not be permitted in any zoning district in Monona County until such time the Monona County Board of Supervisors has adopted a Commercial Wind Farm Ordinance to replace this Section 100.23 of this Ordinance in its entirety. Such Ordinance shall establish all regulations deemed necessary regarding setbacks, installation, operation and maintenance of Commercial Wind Farms.”

Insert in lieu thereof:

“**100.23 WIND ENERGY CONVERSION SYSTEMS.** The intent of the regulations of this Section is to balance the need for clean, renewable energy resources with the need to protect the public health, safety, and welfare. The regulations of this Section are found to be necessary to ensure that wind energy conversion systems (WECS) are appropriately designed, sited, and installed. Wind energy conversion systems are defined as a single turbine designed for more than one hundred kilowatts (100 kW) of electrical output. Multiple interconnected WECS installed for utility-scale energy production may be referred to as a Wind Farm.

1. *Use.*

A. *Accessory Use.* Wind Energy Conversion System (WECS) shall be allowed only as an accessory use to a permitted principal use in residential, commercial, and industrial zoning districts and land uses.

B. *Principal Use.* WECS shall be allowed as a principal use only in agricultural zoning districts and land uses. A free-standing or guyed tower with a height up to 500 feet is a permitted special use.

2. *Special Use Permit Required.* No zoning permit shall be issued for any WECS that is proposed to be constructed until after a Special Use Permit has been approved by the Board of Adjustment in accordance with Section 100.32 of this Chapter.

A. The special use permit shall be valid so long as the structure conforms to the site plan on file with the Monona County Zoning Administrator and the Monona County Zoning Ordinance.

B. *Pre-application Informational Conference Required.* Whenever a WECS development is proposed in the jurisdiction of Monona County, the owner/developer of the planned WECS development is required to hold a public informational conference on the proposed WECS development. This conference shall be held a minimum of 30 days and a maximum of 90 days prior to the date of the first public hearing with the Board of Adjustment. The conference shall be held in Monona County at a place adequate in size to serve the anticipated attendance.

The conference shall be advertised in the official county newspaper once a week for the two weeks prior to the conference. The ad in the newspaper shall be a minimum size of 1/8 page. The ad shall include as a minimum the name of the proposed project, the time and place of the conference and a description of the proposed project. The owner/developer of the proposed WECS project is responsible in meeting all of these requirements and shall provide documentation to the county that all of these requirements have been met. This shall be the time and place for landowners, municipal government officials, and other members of the public to make their concerns known to the developers and the Zoning Board of Adjustment.

3. **Process.** The process for obtaining a Special Use Permit for a WECS shall be as follows:
 - A. Zoning Permit Application with preliminary site plan
 - B. Notification of agencies in Section 5(B) of this chapter
 - C. Pre-application Informational Conference
 - D. Public Hearing of the Zoning Board of Adjustment for the purposes of approval or disapproval for a Special Use Permit
 - E. Upon approval of a Special Use Permit, issuance of zoning permits and clearance for site development
4. **Zoning Permit Required.** It shall be unlawful to construct, erect, install, alter, or locate any WECS within Monona County, unless a zoning permit has been obtained from the Zoning Administrator or their designee. The owner and/or operator of the WECS must also obtain any other permits required by other federal, state, and local agencies or departments prior to obtaining an approved zoning permit or installing the system, and shall comply with all overlay district regulations.
5. **Permit Application Information.** An application for a zoning permit for a WECS shall be made on forms provided by the County. Along with the application, the applicant shall submit the following information:
 - A. **Site Plan.** One (1) complete copy of a site plan and fee shall be submitted in accordance with Section 100.25. The site plan shall be based on a certified instrument survey by a surveyor licensed in the State of Iowa. A Plat of Survey, Easement Plat, or Record of Lot Tie is required to establish property lines, setbacks, and documented legal control of the fall zone. The site plan shall include the following:
 - (1) Location of each WECS on the site and total height of the system, including blades, rotor diameter, ground clearance, and fall zone for each tower;
 - (2) Utility lines, telephone lines and any other lines, both above and below ground, within a radius of 200% of the tower height

measured from the tower base to the highest reach of the rotor tip;

- (3) Details as to how the power will be delivered to the grid, including the route and size of poles and towers to be used;
- (4) Property lot lines, land uses and the location and dimensions of all existing structures and uses on and off site within a radius of 200% of the tower height measured from the tower base to the highest reach of the rotor tip, or 500 feet, whichever is larger;
- (5) Standard drawings and dimensional representations of the wind turbine structure, including the tower and base for individual WECS; and
- (6) A line drawing of the electrical components in sufficient detail to allow for a determination that the manner of the installation conforms to the Iowa Electric Code.

B. Notification.

- (1) The WECS project owner and/or operator is responsible for notifying the following agencies of their planned project and allowing the agency 120 days to do a preliminary review. Documentation of notification of these agencies, and any reports from the agencies are to be provided to the county 30 days prior to the first Zoning Board of Adjustment public hearing on such matter. If nothing is received from the reviewing agencies within 120 days, the permitting process will continue. For the purposes of this Chapter section, it is recommended that any issues be addressed prior to the public hearing.
 - Federal Aviation Administration
 - Army Corps of Engineers
 - U.S. Fish and Wildlife Service
 - U.S. Bureau of Land Management
 - Iowa Department of Transportation
 - Iowa Department of Natural Resources
 - Iowa Utilities Board
 - Monona County Engineer's Office
 - Local EMS Fire and Rescue
 - Local airport authorities including but not limited to: James G Whiting Memorial Field in Mapleton
- (2) It is required that the owner and/or operator have a preliminary review with the Iowa Department of Natural Resources early in the planning stages of all WECS projects located in Monona County.
- (3) Notice shall be given by ordinary mail to all property owners located within one (1) mile of the property for which the special use is requested in accordance with Section 100.32 of this chapter.

6. Bulk Regulations.

A. *Setbacks.*

- (1) The Wind Energy Conversion System (WECS) shall be placed at a distance at least 200% of the height of the turbine, measured from the base to the highest reach of the rotor tip, or 1200 feet, whichever is greater, from any human-occupied structure.
 - a. A human-occupied structure is defined as a residential dwelling, school, place of worship, commercial building, or any other structure occupied by humans for residential, business, or leisure purposes for three hours or more, 52 days or more per year.
 - b. The Zoning Administrator or their designee may require a larger setback from property lines and public right-of-way in order to minimize shadow flicker, nuisance noise, and other possible documented effects to humans living and working in these structures. All of this is to be addressed as part of the application by the owner and/or operator.
 - c. All WECS must be placed at a distance greater than or equal to 110% of its height, measured from the base of the tower to the highest reach of the rotor tip, from property lines and overhead utility lines.
- (2) The WECS shall be placed a minimum of 110% of its height, measured from the base to the highest reach of the rotor tip, from any non-human-occupied structures, defined as barns, warehouses, or any other buildings not occupied by humans for more than three hours per day, 52 days per year. The measurement is to be taken from the nearest point of the unoccupied structure to the center of the base of the turbine.

B. *Minimum Lot Size.* The minimum net lot size for any WECS shall meet the current zoning ordinance, exclusive of right-of-way.

C. *Maximum Tower Height.*

- (1) The maximum tower height of a WECS shall be five hundred (500) feet.
- (2) Site plans with a WECS exceeding the height limits of this chapter shall require a special exception prior to the issuance of a zoning permit. In no case shall a WECS exceed 150% of the maximum height allowed in this chapter.

D. *Clearance of Blade:* No portion of any WECS blade shall extend within thirty (30) feet of the ground. No portion of any WECS blade shall extend over parking areas, driveways or sidewalks, with the exception of roads intended for accessing the WECS and/or surrounding agricultural land. No portion of any WECS blade shall extend within twenty (20) feet of the nearest tree or structure.

7. **Location.**

- A. No more than one (1) accessory WECS shall be installed on any lot or parcel in a residential, commercial, or industrial zoning district.
- B. No part of a WECS shall be located within or over drainage, utility or other established easements, or on or over any property lines.
 - (1) At no time shall any part of the WECS overhang an adjoining property without securing appropriate easements from adjoining property owners, or filing a Record of Lot Tie agreement with the Monona County Auditor.
 - (2) If the deed to two or more adjoining parcels are owned by the same person, trust, business, or other type of ownership, the site plan must stay within the required setbacks of each individual parcel unless said parcels are part of an official Record of Lot Tie or a perpetual easement has been recorded.
- C. An accessory WECS shall be located entirely in the rear yard in permitted districts.
- D. A WECS shall not be located in any required setback.
- E. A WECS shall be located in compliance with all Federal Aviation Administration (FAA) regulations, guidelines and standards. It is the owner's responsibility to ensure compliance with the FAA.

8. A WECS shall not be located within one (1) mile of the Loess Hills, as determined by the Loess Hills Overlay District.

9. **Interconnection.** The WECS, if not off-grid, shall meet the requirements for interconnection and operation as set forth by the utility and the Iowa Utilities Board. No permit of any kind shall be issued until Monona County has been provided with a copy of an executed interconnection agreement. Off-grid systems, defined as not being connected to the distribution network of a utility, shall be exempt from this requirement.

10. **Installation.** Installation shall be done by a qualified professional and according to the manufacturer's recommendations.

- A. All equipment used for installation shall follow an approved route to the site. The route shall be approved by the County Engineer or their designee.
- B. Color, finish, and markings. WECS shall to the extent reasonably possible, use materials, color, and texture that will blend with the natural setting and existing environment. All WECS will be marked as required by FAA. Any guy wires will have a colored spherical marker.

11. **Mitigation of Damages to Public Infrastructure:**

- A. The owner and/or operator of the WECS shall remedy any adverse effect on any duly established drainage district caused by construction of the WECS project.
 - B. Costs of repair of damage and any maintenance to county roads, rights-of-way, or any county infrastructure resulting from the construction phase of the WECS project shall be the responsibility of the owner and/or operator of the WECS.
 - C. Any substantiated interference with electronic devices shall be remedied by the owner and/or of the WECS.
 - D. Documentation required from the owner and/or operator accepting any responsibility of a, b, and c above as part of the application.
12. ***Restriction on Use of Electricity Generated.*** An accessory WECS shall be used exclusively to supply electrical power for on-site use, except that excess electrical power generated by the WECS and not presently need for on-site use may be used by the utility company in accordance with Section 199, Chapter 15.11(5) of the Iowa Administrative Code.
13. ***Fall-Zone Clearance.*** The fall-zone of a WECS may not overlap with the fall-zone of any communications tower.
14. ***Security.***
- A. ***Lighting.*** No light shall be installed on the tower, unless required to meet FAA regulations.
 - B. ***Signage.***
 - (1) One sign, limited to four (4) square feet, shall be posted at the base of each tower. The sign shall include a notice of no trespassing, a warning of high voltage, and the phone number of the owner and operator to call in case of emergency.
 - (2) Each entrance to a wind farm shall include a notice of restriction to authorized personnel, a warning of high voltage, and the phone number of the owner and/or operator to call in case of emergency.
 - (3) Each driveway will be given a 911 address by Monona County, and each WECS at that address will be given a unique letter or number for the purpose of identification.
 - C. ***Climbing Apparatus.*** All external climbing apparatus for accessory WECS shall be located at least eight (8) feet above the ground, and the tower must be designed to prevent climbing within the first eight (8) feet.
 - D. ***Fencing.*** To limit access to the tower, a non-climbable fence six (6) feet high with locked gate may be installed around the WECS at the

discretion and expense of the owner and/or operator.

15. **Maintenance.** Structures and facilities shall be well maintained in an operational condition that poses no potential safety hazard.
16. **Electromagnetic Interference.** Every WECS shall be designed and constructed so as not to cause radio and television interference.
17. **Removal.** If a WECS remains nonfunctional or inoperative for a continuous period of one (1) year, the system shall be deemed discontinued and abandoned and shall constitute a public nuisance.
 - A. The owner and/or operator shall have one (1) year to remove the abandoned system at their sole expense. Nonfunctioning or lack of operation may be proven by reports from the interconnected utility. If removal of towers and appurtenant facilities is required, the Zoning Administrator or their designee shall notify the owner and operator.
 - B. If the property owner does not remove the abandoned system and appurtenant structures within the timeframe provided on the official notice from the Zoning Administrator, the County may cause the structure to be removed and shall assess the costs to the property owner by invoice or property tax lien.”

Solar Energy Systems

Section 15.

Add section 100.36 to Chapter 100 of the Monona County Zoning Ordinance as follows:

“100.36 SOLAR ENERGY SYSTEMS.The intent of the regulations of this Section is to balance the need for clean, renewable energy resources with the need to protect the public health, safety, and welfare. The regulations of this Section are found to be necessary to ensure that solar energy systems are appropriately designed, sited, and installed. Solar energy systems include accessory systems for private use, and solar farms for utility-scale energy production and distribution.

1. Use.

- A. **Accessory Use.** Accessory Solar Energy Systems shall be allowed only as an accessory use to a permitted principal use in residential, commercial, and industrial zoning districts and land uses. Accessory use shall also be allowed in agricultural zoning districts and land uses.
 - B. **Principal Use.** Solar Farms designed for utility-scale energy production and distribution shall be allowed as a principal use only in agricultural zoning districts and land uses.
18. **Special Use Permit Required.** No zoning permit shall be issued for any utility-scale solar energy system that is proposed to be constructed until

after a Special Use Permit has been approved by the Zoning Board of Adjustment in accordance with Section 100.32 of this Chapter. This shall not apply to Accessory Solar Energy Systems.

- A. The special use permit shall be valid so long as the structure conforms to the site plan on file with the Monona County Zoning Administrator and the Monona County Zoning Ordinance.

19. ***Zoning Permit Required.*** It shall be unlawful to construct, erect, install, alter, or locate any solar energy system within Monona County, unless a zoning permit has been obtained from the Zoning Administrator or their designee. In granting such permit, the Zoning Administrator or their designee may impose conditions on the use in addition to the regulations of this Section. The zoning permit may be revoked by the Zoning Administrator or their designee any time the approved system does not comply with the regulations of this Section and the conditions imposed at the time the permit was granted. The owner and/or operator of the solar energy system must also obtain any other permits required by other federal, state, and local agencies or departments prior to obtaining an approved zoning permit or installing the system, and shall comply with all overlay district regulations.

20. ***Permit Application Information.*** An application for a zoning permit for a solar energy system shall be made on forms provided by the County. Along with the application, the applicant shall submit the following information:

- A. *Site Plan.* One (1) complete copy of a site plan and fee shall be submitted in accordance with Section 100.25. The site plan shall be based on a certified instrument survey by a surveyor licensed in the State of Iowa. A Plat of Survey is required to establish property lines and/or setbacks. The site plan shall include the following:

- (1) Location of the solar panel(s) on the site and total height of the each panel or array at maximum tilt, dimensions, and ground clearance for each panel or array;
- (2) The height and depths of each mounting structure including footings, and maximum area of ground cover;
- (3) Utility lines, telephone lines and any other lines, both above and below ground, within 200 feet of any and all above-ground portions of the solar energy system or solar farm;
- (4) Details as to how the power will be delivered to the grid, including the route and size of poles and towers to be used, if applicable;

- (5) Property lot lines, land uses and the location and dimensions of all existing structures and uses on and off site within a radius of 500 feet of any and all above-ground portions of the solar energy system or solar farm;
 - (6) Standard drawings and dimensional representations of the solar energy system including panels and arrays, mounting structures, and footings;
 - (7) Planned location and dimensions of a security fence; and
 - (8) Interconnection agreement with the electrical utility, if applicable.
- B. *Decommissioning Plan.* All applications for solar farms shall include a decommissioning plan that describes the anticipated life of the utility scale solar installation, the anticipated manner in which the project will be decommissioned, the anticipated site restoration actions, the estimated decommissioning costs in current dollars, and the method for ensuring that funds will be available for decommissioning and restoration.
- C. *Landscaping.* A landscape buffer may be required to be installed and maintained during the life of the solar farm. Determination of screening requirements will be made by the Board of Adjustment as part of the review and approval process and will be based on adjacent or nearby surrounding land uses and topography.
- D. *Grading Plan.* A grading plan shall be submitted for all solar energy system plans and shall show all proposed changes to the landscape of the site, included but not limited to: clearing, grading, topographic changes, drainage, and tree removal.
6. ***Accessory Solar Energy Systems.*** Accessory solar energy systems shall be for the sole benefit of the parcel or lot on which it is located.
- B. Building- or roof-mounted systems shall not exceed the bulk regulations of the district or land use on which the building sits.
- (1) Such systems shall not extend beyond the perimeter of the building, except that exterior piping for hot water systems may exceed the exterior perimeter in a side yard.
 - (2) Roof-mounted systems may be visible from the public right-of-way.
 - (3) Roof-mounted systems shall require adequate roof access to the panels.
 - (4) Prior to installation, the applicant must provide documentation

of the building's structural capacity to the Zoning Administrator or their designee.

- C. Solar hot water systems must have an SRCC (Solar Rating & Certification Corporation) rating.
- D. Accessory systems must comply with the State of Iowa Building Code, Electric Code, and Plumbing Code.
- E. All accessory systems must comply the regulations of all overlay zones in which it is located.
- F. All accessory systems must comply with the requirements of the electric utility. Self-contained (off-grid) systems that are not connected to the electric utility are exempt from the interconnection requirements.
- G. Surplus energy sold back to a utility must comply with *Section 199, Chapter 15.11(5)* of the *Iowa Administrative Code*, and all requirements of the Iowa Utilities Board.

7. General Regulations.

- A. Ground- or pole-mounted panels and arrays shall not exceed 20 feet in height at maximum tilt.
 - B. All solar energy systems must have a UL (Underwriters Laboratories) listing.
 - C. *Airports.* All solar energy systems located within 500 feet of an airport or within approach zones of an airport requires the applicant to complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the *Interim Policy, FAA Review of Solar Energy Projects on Federally-Obligated Airports*, or most recent version adopted by the FAA. The applicant shall also obtain written approval from all appropriate airport authorities, including but not limited to James G. Whiting Memorial Field in Mapleton.
 - D. *Solar Access.* Solar Access rights may be purchased from neighboring property owners through the recording of a solar easement. This easement may apply to buildings, trees, or other plants and structures that would diminish solar access.
- 8. Abandonment.** Abandonment proceedings begin one (1) year after the last day any solar energy system produces power.
- A. The owner shall have one (1) year after abandonment proceedings

have commenced to begin generating electricity with the unit or to decommission and safely dispose of the solar unit.

- B. Upon final declaration of abandonment, Monona County shall cause the removal of the abandoned system and invoice the property owner for all costs associated with the removal of the solar energy system and reclamation of the site. If unpaid, the cost shall be assessed as a lien against the property.”

General

Section 16. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

Section 17. These ordinances shall be in full force and effect after their passage, approval and publication as provided by law.

PASSED at Monona County, Iowa, this ____ day of _____, 2018.

Chairman of the Board of Supervisors

ATTEST:

Peggy Rolph, County Auditor

First reading: _____

Second reading: _____

Third reading: _____

Publication Date: _____