

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE TOWNSHIP OF WARRIORS MARK
TOWNSHIP, HUNTINGDON COUNTY, PENNSYLVANIA,
AMENDING THE ZONING ORDINANCE OF WARRIORS MARK
TOWNSHIP TO SET FORTH REQUIREMENTS FOR SOLAR ENERGY
SYSTEMS

WHEREAS, the Pennsylvania Municipalities Planning Code, act of July 31, 1968, as amended, 53 P.S. §§ 10101 et seq., enables a municipality through its zoning ordinance to regulate the use of property and to promote the conservation of energy through access to and use of renewable energy resources; and

WHEREAS, Warriors Mark Township seeks to promote the general health, safety and welfare of the community by adopting and implementing an amendment to the Zoning Ordinance providing for access to and use of solar energy systems; and

WHEREAS, the purpose of this Ordinance is to set forth requirements for solar energy systems and conditional use requirements;

NOW THEREFORE BE IT ENACTED AND ORDAINED by the Board of Township of Warriors Mark Township, Pennsylvania, and it is enacted and ordained as follows:

SECTION 1: Article II, of the Warriors Mark Township Zoning Ordinance, entitled "Definitions" shall be amended by adding the following definitions to those listed thereof, to be inserted in alphabetical order:

ACCESSORY SOLAR ENERGY SYSTEM: An area of land or other area used for a solar energy system used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for on-site use. Ground mounted or freestanding Solar Energy Systems with an output size of not greater than 10kw shall be considered Accessory Solar Energy Systems. Roof Mounted Solar Energy Systems on the roofs of buildings on-site used primarily for on-site use shall have no limit as to power output. An accessory solar energy system consists of one (1) or more free-standing ground, or roof mounted solar arrays or modules, or solar related equipment and is intended to primarily reduce on-site consumption of utility power or fuels for use on-site by the generator.

AGRIVOLTAICS: the co-development of the same area of land for both solar photovoltaic power and "Normal Farming Operations as defined by P.L. 454, No.133 (1982) the Protection of Agricultural Operations from Nuisance Suits and Ordinances Act, or any successor laws.

CONDITIONAL USE: A use permitted in certain districts, as provided for in Article 3, which may only be authorized by the Board of Supervisors, as set forth in Section 701 of this Ordinance.

FINANCIAL SECURITY: A form of security including a cash deposit, surety bond, irrevocable letter of credit, cashier's check, or escrow account from a federal or Commonwealth chartered lending institutions in the amount of 110% of the total proposed decommissioning costs and in a form satisfactory to the Township and the Township Solicitor.

SOLAR ARRAY: A system of a group of solar panels connected together.

SOLAR ARRAY CONNECTION: The low-voltage electric lines which connects Solar Related Equipment.

SOLAR EASEMENT: A solar easement means a right, expressed as an easement, restriction, covenant, or condition contained in any deed, contract, or other written instrument executed by or on behalf of any landowner for the purpose of assuring adequate access to direct sunlight for solar energy systems.

SOLAR ENERGY: Radiant energy (direct, diffuse and/or reflective) received from the sun.

SOLAR ENERGY FACILITY: An area of land used for a solar collection system principally to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for off-site use. Principal solar energy systems consist of one (1) or more free-standing ground, or roof mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures.

SOLAR ENERGY PROJECT: A grouping of two or more Solar Energy Facilities which are held by owner or leased to a common lessor and which are part of a single solar energy production development project.

SOLAR ENERGY PROJECT OWNER: The individual, group or entity responsible for the permitting, construction and operation of a Solar Energy Facility or Solar Energy Project. (SEF Developer)

SOLAR FACILITY CONNECTION: The high-voltage electric conveyance lines which connect a Solar Energy Facility to the Solar Project Connection.

SOLAR PROJECT CONNECTION: The electric conveyance lines which connect a Solar Energy Facility to the high-voltage electric interconnection grid.

SOLAR PANEL: That part or portion of a solar energy system containing one or more receptive cells or modules, the purpose of which is to convert solar energy for use in space heating or cooling, for water heating and/or for electricity.

SOLAR RELATED EQUIPMENT: Items including a solar photovoltaic cell, module, panel, or array, or solar hot air or water collector device panels, lines, pumps, batteries, mounting brackets, framing and foundations or other structures used for or intended to be used for collection of solar energy.

SECTION 2: Article III Section 305 of the Warriors Mark Township Zoning Ordinance, entitled "Rural Residential District" shall be amended adding "E. Conditional Use" and "1. Solar Energy Facilities, Subject to Section 722" shall be added as a conditional use in the Rural Residential District.

Article III Section 306 of the Warriors Mark Township Zoning Ordinance, entitled "Agriculture and Resource Protection District", subsection C entitled "Conditional Use", shall be amended by adding "2. Solar Energy Facilities, Subject to Section 722" shall be added as a conditional use in the Agriculture and Resource Protection District.

Article III Section 307 of the Warriors Mark Township Zoning Ordinance, entitled "Commercial District" shall be amended adding "E. Conditional Use" and "1. Solar Energy Facilities, Subject to Section 722" shall be added as a conditional use in the Commercial District.

Article III Section 308 of the Warriors Mark Township Zoning Ordinance, entitled "Industrial/Commercial District", subsection C entitled "Conditional Use", shall be amended by adding "2. Solar Energy Facilities, Subject to Section 722" shall be added as a conditional use in the Industrial/Commercial District.

SECTION 3: Article VII of the Warriors Mark Township Zoning Ordinance, entitled "Specific Standards" shall be amended by adding a new Section numbered 722, to be entitled "Solar Energy Systems" with the contents thereof to be as follows:

1. ACCESSORY SOLAR ENERGY SYSTEMS (ASES)

A. Criteria Applicable to all Accessory Solar Energy Systems:

(1) ASES shall be permitted as a use by right in all zoning districts.

(2) The ASES layout, design, installation, and ongoing maintenance shall conform to applicable industry standards, such as those of the American National Standards Institute (ANSI), Underwriters Laboratories (UL), the American Society for Testing and Materials (ASTM), Institute of Electrical and Electronics Engineers (IEEE), Solar Rating and Certification Corporation (SRCC), Electrical Testing Laboratory (ETL), or other similar certifying organizations, and shall comply with the PA Uniform Construction Code, and with all other applicable fire and life safety requirements.

Upon completion of installation, the ASES shall be maintained in good working order in accordance with standards of the codes under which the ASES was constructed. Failure of the system owner and/or operator to maintain the ASES in good working order is grounds for appropriate enforcement actions by Warriors Mark Township in accordance with applicable ordinances.

(3) All on-site utility, connection lines, and plumbing shall be placed underground.

(4) Glare

(a) All ASES shall be placed such that concentrated solar radiation or glare does not project onto nearby structures or roadways. Exterior surfaces shall have a non-reflective finish.

(b) The applicant has the burden of proving that any glare produced does not have significant adverse impact on neighboring or adjacent uses either through siting or mitigation.

(5) Decommissioning

(a) Each ASES and all solar related equipment shall be removed within twelve (12) months of the date when the use has been discontinued or abandoned by system owner and/or operator, or upon termination of the useful life of same.

(b) The ASES shall be presumed to be discontinued or abandoned if no electricity is generated by such solar collector for a period of twelve (12) continuous months.

(c) The ASES owner shall, at the request of the Township provide information concerning the amount of energy generated by the ASES in the last 12 months.

(6) Zoning /building permit applications shall document compliance with this Section, other applicable sections of the Ordinance and shall be in accordance with Article 502 of the Ordinance.

B. Roof Mounted and Wall Mounted Accessory Solar Energy Systems:

(1) A roof mounted or wall mounted ASES may be located on a principal or accessory building.

(2) The total height of a building with an ASES shall not exceed by more than 3 feet above the maximum building height specified for principal or accessory buildings within the applicable zoning district.

(3) Wall mounted ASES shall comply with the setbacks for principal and accessory structures in the underlying zoning districts.

(4) Solar panels shall not extend beyond any portion of the roof edge.

(5) For roof and wall mounted systems, the applicant shall provide evidence that the plans comply with the Uniform Construction Code including that the roof or wall is capable of holding the load imposed on the structure.

C. Ground Mounted Accessory Solar Energy Systems:

(1) Setbacks

(a) The minimum yard setbacks from side and rear property lines shall be equivalent to the accessory structure setback in the applicable zoning district.

(b) A ground mounted ASES shall not be located in the required front yard, unless the principal structure is set back more than 250 ft. from the Front Lot Line, in which case, the ASES shall be set back not less than 200 ft. from the Front Lot Line.

(2) Height. Ground mounted ASES shall not exceed 15 feet in height above the ground elevation surrounding the systems.

(3) Stormwater Management

(a) Stormwater runoff from an ASES shall be managed in accordance with the requirements of the Warriors Mark Township Stormwater Management Ordinance.

(b) Where Solar Panels are mounted above the ground surface allowing for vegetation below the panels, the horizontal area of the panel may be considered a Disconnected Impervious Area ("DIA") and therefore, will have no increase from the pre-development to post-development runoff coefficient. The horizontal area of the panel can only be considered a DIA if the following conditions apply:

i. Where natural vegetative cover is preserved and/or restored utilizing low impact construction techniques from the Pennsylvania Department of Environmental Protection Stormwater Best Management Practices Manual, including, but not limited to the following: minimizing the total disturbed area, minimizing soil compaction in disturbed areas, and re-vegetating and re-foresting disturbed areas using native species.

ii. Where the vegetative cover has a minimum uniform 90% perennial vegetative cover with a density capable of resisting accelerated erosion and sedimentation.

a. For panels located on slopes of 0 to 10% a minimum 4" height of vegetative cover shall be maintained.

b. Panels located on slopes greater than 10% cannot be considered DIA.

c. Vegetated areas shall not be subject to chemical fertilization or herbicide/pesticides application, except for those applications necessary to establish the vegetative cover or to prevent invasive species and in accordance with an approved Erosion and Sediment Control Plan.

d. Agrivoltaics, the co-development of the same area of land for both solar photovoltaic power and conventional agriculture, may be used provided that:

i. Only shade tolerant crops may be used,

ii. Crops must be not tilled in,

iii. A written erosion and sediment control plan must be developed for agricultural plowing or tilling activities or a portion of the overall farm conservation plan must identify BMPs used,

iv. Any cutting or mowing of the agricultural crop is limited to a height of no less than 4 inches,

v. Application of chemical fertilization or herbicides/pesticides is limited to the agronomic needs to the crop(s).

iii. Where the Solar Panels within a Solar Array are arranged in a fashion that:

a. The length of disconnection (the row gap distance between arrays and the distance beneath the downslope array) is sufficient to infiltrate the runoff from the upslope array. At a minimum, the gap distance between the arrays shall be equal to or greater than the width of the panel array.

b. Allows the passage of runoff between each Solar Panel, thereby minimizing the creation of concentrated runoff.

c. Allows for the growth of vegetation beneath the panel and between the Solar Arrays.

(c) The horizontal area of any Solar Panel or Solar Array that cannot meet all the conditions to be considered DIA shall be treated as impervious area. These areas shall be included in the pre-development to post-development runoff analysis as impervious area to determine the need for Post Construction Stormwater Management ("PCSM") Best Management Practices.

i. Use of gravel is permissible under a panel or in the receiving downhill flow path; however, the use of gravel would not allow the horizontal area of the Solar Panel or Solar Array to be considered as a DIA.

ii. All impervious areas associated with the ASES such as roadways, support buildings, foundations, and equipment pads cannot be considered a DIA and shall follow normal protocols when performing the PCSM stormwater analysis.

(4) Buffering

(a) Ground mounted ASES shall be buffered from any adjacent residential uses by a buffer yard of at least 30 feet. Such buffer yard shall be part of the commercial installation and shall be parallel and adjacent to the boundary.

(b) Ground mounted ASES shall be buffered from any adjacent agricultural uses by a buffer yard of at least 15 feet. Such buffer yard shall be part of the commercial installation and shall be parallel and adjacent to the boundary.

(c) Ground mounted ASES shall be buffered from any other adjacent uses by a buffer yard of at least 20 feet. Such buffer yard shall be part of the commercial installation and shall be parallel and adjacent to the boundary.

(5) Appropriate safety/warning signage concerning voltage shall be placed at ground mounted electrical devices, equipment, and structures. All electrical control devices associated with the ASES shall be locked to prevent unauthorized access or entry.

(6) Ground-mounted ASES shall not be placed within any legal easement or right-of-way location or be placed within any storm water conveyance system, unless the Applicant can demonstrate, to the satisfaction of the Township, that the ASES will not impede stormwater management, or in any other manner alter or impede storm water runoff from collecting in a constructed storm water conveyance system.

2. SOLAR ENERGY FACILITY (SEF)

A. Criteria Applicable to All SEFs:

(1) The SEF layout, design and installation shall conform to good industry practice. "Good industry practice" shall mean the practices, methods, standards, and acts (engaged in or approved by a significant portion of the solar power industry for similar facilities in similar geographic areas that are similar in size and complexity) as the same may change from time to time, that, at a particular time, in the exercise of reasonable professional judgment in light of the facts known at the time a decision was made, would have been expected to accomplish the desired result in a manner consistent with applicable law, regulation, codes, good business practices, reliability, safety, environmental protection, economy, expedition, and shall comply with the PA Uniform Construction Code and with all other applicable fire and life safety requirements.

(2) The application shall include a construction transportation plan that shows all roadways that will be utilized to access the site, which shall be provided to the Township for review.

(3) DC voltage Solar Array Connections may be located above ground.

(4) AC Solar Facility Connections should be located underground where feasible. AC solar facility connections may be located above ground where the Applicant can demonstrate to the satisfaction of the Planning Commission that the overall environmental impacts would support above ground location.

(5) Solar Project Connections may be located above ground.

(6) No portion of the SEF shall contain or be used to display advertising. The manufacturer's name and equipment information or indication of ownership shall be allowed on any equipment of the SEF provided they comply with the prevailing sign regulations.

(7) Noise Management

(a) A Noise Management Plan that addresses noise produced during construction and during the facilities operation, shall be included with the SALDO application.

(b) The Plan at a minimum shall separately address noise during construction and facility operations and include, mitigation, an assessment of the noise that will emulate at the perimeter fence and the contact information for the individual who is responsible for implementation and compliance both during construction and operations.

(c) The volume of sound inherently and recurrently generated shall be controlled so as not to cause a nuisance to adjacent uses.

(d) During operation of the SEF, audible sound shall not exceed a maximum of 60 dBA during daytime hours and 55 dBA during nighttime hours as measured at the exterior of any occupied building on a non-participating landowner's property.

(8) Glare

(a) All SEF shall be placed such that concentrated solar radiation or glare does not project onto nearby structures or roadways. Exterior surfaces shall have a non-reflective finish.

(b) The applicant has the burden of proving that any glare produced does not have significant adverse impact on neighboring or adjacent uses either through siting or mitigation.

(9) The SEF owner and/or operator shall maintain a phone number and identify a person responsible for the public to contact with inquiries and complaints throughout the life of the project and provide this number and name to the Township. The SEF owner and/or operator shall make reasonable efforts to respond to the public's inquiries and complaints

(10) Decommissioning

(a) The SEF owner is required to notify the Township immediately upon cessation or abandonment of the operation. The SEF shall be presumed to be discontinued or abandoned if no electricity is generated by such system for a period of twelve (12) continuous months.

(b) The SEF owner shall then have eighteen (18) months in which to dismantle and remove the SEF including all solar related equipment or appurtenances related thereto, including but not limited to buildings, cabling, electrical components, roads, foundations, solar facility connections and other associated facilities in accordance with agreements with landowners and good industry practice.

(c) To the extent possible the materials shall be re-sold or salvaged. Materials that cannot be re-sold or salvaged shall be disposed of at facility authorized to dispose of such materials by federal or state law.

(d) Any soil exposed during the removal shall be stabilized in accordance with applicable erosion and sediment control standards.

(e) Any access drive paved aprons from public roads shall remain for future use unless directed otherwise by the landowner.

(f) The SEF site area shall be restored to its pre-existing condition, suitable for its prior use, except the landowner may authorize, in writing, any buffer landscaping or access roads installed to accommodate the SEF to remain.

(g) Any necessary permits, such as Erosion and Sedimentation and NPDES permits, shall be obtained prior to decommissioning activities.

(h) At the time of issuance of SALDO approval for the construction of the SEF, the owner shall provide financial security in the form and amount acceptable to the Township and in favor of the Township, to secure its obligations under this Section.

i. The SEF Developer shall, at the time of the SALDO application, provide the Township with an estimate of the cost of performing the decommissioning activities required herein. The Solar Project Owner shall provide financial security of 110% of the estimated cost of decommissioning.

ii. On every 3rd anniversary of the date of providing the decommissioning financial security the SEF Owner shall provide an updated decommission cost estimate, with adjustments for inflation and cost and value changes. If the decommissioning security amount increases, the SEF Owner shall remit the increased financial security to the Township within 30 days of the approval of the updated decommissioning security estimate by the Township. If the decommissioning security amount decreases by greater than 10%, the Township Owner shall release from security any amounts held in excess of 110% of the updated decommission cost estimate.

iii. Decommissioning security estimates shall be subject to review and approval by the Township and the SEF Developer/Owner shall be responsible for administrative, legal, and engineering costs incurred by the Township for such review.

iv. The decommissioning security may be in the form of cash deposit, surety bond, irrevocable letter of credit, cashier's check, or escrow account from a federal or Commonwealth chartered lending institutions in the amount of 110% of the total proposed decommission cost estimate and in a form satisfactory to the Board of Supervisors and the Township Solicitor.

v. Prior to final approval of any SALDO plans for a SEF, the SEF Developer shall enter into a Decommissioning Agreement with the Township outlining the responsibility of the parties under this Agreement as to the Decommissioning of the SEF.

(11) An Emergency Response Plan shall be included with the SALDO application, which shall be reviewed and approved by Warriors Mark-Franklin Fire Department, the Warriors Mark Township Emergency Management Coordinator.

(12) Permit Requirements

(a) SEF shall comply with the Township subdivision and land development requirements through submission of a land development plan.

(b) The installation of SEF shall be in compliance with all applicable local, federal, and state permit requirements, codes, and regulations, including highway occupancy, driveway permits and road bonding requirements.

(c) The SEF owner and/or operator shall repair, maintain and replace the SEF and related solar equipment during the term of the permit in a manner consistent with industry standards as needed to keep the SEF in good repair and operating condition.

B. Ground Mounted Principal Solar Energy Systems:

(1) SEF Development Area is equal to the total acres of land subject to lease by the SEF Developer. Where the area of land subject to the lease is greater than 75% of the parcel, the entire parcel will be considered to be the SEF Development Area.

(2) Solar Array Locations:

(a) Solar Arrays may be located only on 75% of the total Class I and II agricultural soils within the SEF Development Area, unless the area will be devoted to Agrivoltaic activities, in which case 100% of the Class I and II soils may be included in the SEF Development Area.

(b) For each parcel on which a SEF, or a component of a SEF, is proposed, a map shall be provided by the applicant detailing the SEF Development Area, the Constrained Area the Class I and II agricultural soils, and the Portion of the SEF Development that may be devoted to Solar Arrays.

(c) Solar Arrays shall only be placed within that portion of any lot that lies within the Portion of the SEF Development that may be devoted to Solar Arrays.

(d) Solar Arrays shall not be located in:

- i. Floodways, as identified in the FEMA FIRM mapping.
- ii. Stream Protection Overlay District.
- iii. Wellhead Protection Overlay District.
- iv. Steep Slope Protection Overlay District.
- v. Regulated natural and man-made drainage corridors, extending twenty-five (25) feet from the centerline of any such drainage feature.
- vi. Wetlands Buffer extending twenty-five (25) feet from any wetland.
- vii. Wooded Areas primarily devoted to mature trees in excess of 2 acres that would require removal of greater than 20% of mature trees, For the purpose of this clause, brushes and shrubs are not considered trees.
- vi. Road Rights-of-Way.
- viii. Setback areas, as defined in the underlying zoning district.

(3) Setbacks

- (a) The fence as required by Paragraph 9 below shall be considered a principal structure for purposes of setbacks. Minimum setbacks shall be in accordance with the District Requirements. Where a SEF is adjacent to a residential building, a minimum setback of fifty (50) feet from any occupied building shall be required.
- (b) No lot line setback will be required where there is a grouping of two or more Solar Energy Facilities which are held by a common owner or leased to a common lessor and which are part of a single solar energy production development project, where each landowner has provided a written waiver of the lot line setback.
- (c) The application shall include with the project submission details of mitigation measures to be implemented to preserve wildlife corridors including between Solar Energy Facilities of a Solar Energy Project.

(4) Height

- (a) All ground mounted solar panels shall comply with a maximum fifteen (15) foot height requirement.
- (b) All other SEF components should comply with the underlying district maximum height requirement.
- (c) SEF components may be in excess of the maximum height requirement where the Applicant can demonstrate to the satisfaction of the Township that the necessity and benefit.

(d) There is no maximum height restrictions for Structures that support Solar Facility Connections and Solar Project Connections.

(5) Stormwater Management

(a) Stormwater runoff from an SEF shall be managed in accordance with the requirements of the Warriors Mark Township Stormwater Management Ordinance.

(b) Where Solar Panels are mounted above the ground surface allowing for vegetation below the panels, the horizontal area of the panel may be considered a Disconnected Impervious Area ("DIA") and therefore, will have no increase from the pre-development to post-development runoff coefficient. The horizontal area of the panel can only be considered a DIA if the following conditions apply:

i. Where natural vegetative cover is preserved and/or restored utilizing low impact construction techniques from the Pennsylvania Department of Environmental Protection Stormwater Best Management Practices Manual, including, but not limited to the following: minimizing the total disturbed area, minimizing soil compaction in disturbed areas, and re-vegetating and re-foresting disturbed areas using native species.

ii. Where the vegetative cover has a minimum uniform 90% perennial vegetative cover with a density capable of resisting accelerated erosion and sedimentation.

a. For panels located on slopes of 0 to 10% a minimum 4" height of vegetative cover shall be maintained.

b. Panels located on slopes greater than 10% cannot be considered DIA.

c. Vegetated areas shall not be subject to chemical fertilization or herbicide/pesticides application, except for those applications necessary to establish the vegetative cover or to prevent invasive species and in accordance with an approved Erosion and Sediment Control Plan.

d. Agrivoltaics may be used provided that:

i. Only shade tolerant crops may be used,

ii. Crops must be no tilled in,

iii. A written erosion and sediment control plan must be developed for agricultural plowing or tilling activities, or a portion of the overall farm conservation plan must identify BMPs used,

iv. Any grazing, cutting or mowing of the agricultural crop is limited to a height of no less than 4 inches,

v. Application of chemical fertilization or herbicides/pesticides is limited to the agronomic needs to the crop(s).

iv. If the property will be used for the grazing of livestock, a manure management plan must be developed.

iii. Where the Solar Panels within a Solar Array are arranged in a fashion that:

a. The length of disconnection (the row gap distance between arrays and the distance beneath the downslope array) is sufficient to infiltrate the runoff from the upslope array. At a minimum, the gap distance between the arrays shall be equal to or greater than the width of the panel array.

a Allows the passage of runoff between each Solar Panel, thereby minimizing the creation of concentrated runoff.

b Allows for the growth of vegetation beneath the panel and between the Solar Arrays.

(c) The horizontal area of any Solar Panel or Solar Array that cannot meet all the conditions to be considered DIA shall be treated as impervious area. These areas shall be included in the pre-development to post-development runoff analysis as impervious area to determine the need for Post Construction Stormwater Management ("PCSM") Best Management Practices.

(i) Use of gravel is permissible under a panel or in the receiving downhill flow path; however, the use of gravel would not allow the horizontal area of the Solar Panel or Solar Array to be considered as a DIA.

(ii) All impervious areas associated with the ASES such as roadways, support buildings, foundations, and equipment pads cannot be considered a DIA and shall follow normal protocols when performing the PCSM stormwater analysis.

(6) Ground mounted SEF shall be screened and buffered in accordance with the following standards.

(a) Vegetative buffering, to the extent practical, shall be installed around the entire perimeter of the SEF installation, except where the Board determines that the retention of existing trees within the vegetative buffering area may constitute the required vegetative buffer or where the Township determines that the solar panels cannot be viewed from a public roadway or residential building.

(b) The vegetative buffering shall be installed along the exterior side of the fencing. All required vegetative buffering shall be located within fifty (50) feet of the required fencing.

(c) Vegetative buffering should be designed to emulate the mix of native species and appearance of existing tree lines, hedge rows, and wooded areas already in existence within the landscape where the SEF is proposed. The applicant shall assess the species mix and characteristics found in existing tree lines, hedge rows, and wooded areas surrounding the SEF and document that the vegetative buffering is designed to emulate these characteristics. Arborvitae may be used as vegetative buffering.

(d) No less than 20% of vegetative buffering plantings shall be pollinator friendly species.

(e) Vegetative buffering shall be selected to provide year-round buffering and shall be of sufficient height, density, and maturity to screen the facility from visibility, as set forth herein within twenty-four months of the installation of the SEF.

(f) A combination of Natural topography and vegetation can serve as a buffer, provided that the SEP will not be visible from public roads, public parks or existing residences on surrounding properties. Earthen berms may not be created to serve as a buffer.

(g) Visibility of SEP shall be determined as visible in a photograph taken at a point with a digital camera with an APS-C Sensor and a 35 mm focal length lens. A SEF shall be considered to not be visible provided that no more than 5% of the SEF shall be visible in accordance with the measure of visibility set forth above.

(h) The buffering requirements of this section shall supersede the provisions of the Warriors Mark Township Zoning Ordinance and Subdivision and Land Development Ordinance as they may pertain to SEFs.

(7) Ground-mounted SEF shall not be placed within any legal easement or right-of-way location or be placed within any storm water conveyance system.

(8) Security

(a) All ground-mounted SEFs shall be completely enclosed by a minimum eight (8) foot high fence with a self-locking gate as deemed appropriate by the Township at Land Development Plan approval. A knock box shall be provided at all gate for use by emergency response personnel.

(b) A clearly visible warning sign shall be placed at the base of all pad-mounted transformers and substations and on the fence on the surrounding the SEF informing individuals of potential voltage hazards.

(9) Access

(a) At a minimum, a 20' wide stabilized access road must be provided from a state or township roadway to the SEF site that is maintained in a dust free condition. The SEF developer shall obtain a permit from the appropriate jurisdiction for the construction of the access road.

(b) At a minimum, a 20' wide cartway shall be provided on the inside of the perimeter fencing between the fence and Solar Array.

(c) Spacing between Solar Array rows shall allow access for maintenance vehicles and emergency vehicles.

(d) Access to the SEF shall comply with the municipal access requirements in the Subdivision and Land Development Ordinance.

(10) The ground mounted SEF shall not be artificially lighted except to the extent required for safety or applicable federal, state, or local authority.

C. Roof and Wall Mounted Principal Solar Energy Facility:

(1) For roof and wall mounted systems, the applicant shall provide evidence that the plans comply with the Uniform Construction Code including that the roof or wall is capable of holding the load imposed on the structure.

(2) The total height of a building with a roof and wall mounted system shall not exceed by more than 3 feet above the maximum building height specified for principal or accessory buildings within the applicable zoning district.

(3) Roof and Wall Mounted Principal Solar Energy Facilities are permitted in any Zoning District where the building upon which they will be mounted is a permitted use.

Article VII: Section 701 of the Warriors Mark Township Zoning Ordinance, entitled "CONDITIONAL USE AND SPECIAL EXCEPTION STANDARDS" shall be amended by adding G., to be entitled "CONDITIONAL USES" with the contents thereof to be as follows:

G. CONDITIONAL USES

The Township Board of Supervisors may grant Conditional Use approvals. Such approvals may however only be granted for those uses specifically set forth in Article 3 of this Ordinance, the District Regulations, and shall be subject to the express standards and criteria outlined in Article 4, the Supplementary Use Regulations. In addition, in making Conditional Use determinations, the Township may attach such reasonable conditions and safeguards as they deem appropriate to protect the public welfare and implement the purposes of this Ordinance.

(1) Procedure

Applications for any Conditional Use permitted by this Ordinance shall be made to the Zoning Officer. Within 60 days of the date of an applicant's request for a Conditional Use, the Township shall advertise (pursuant to Public Notice) and hold a public hearing on the proposal. (The burden of proof for presentation of the Conditional Use request at the hearing shall rest entirely with the applicant.)

In addition, upon acceptance of a Conditional Use application, the Township, or the Zoning Officer on their behalf, shall forward a copy of the application to the Warriors Mark Township Planning Commission and the governing body of the municipality which the requested Conditional Use is located for their review and recommendation. The Planning Commission

and the governing body of the municipality shall conduct its review and make its recommendations within 45 days of receipt of such request.

The Township Board of Supervisors shall render a decision or, when no decision is called for; make written findings on the Conditional Use applications within 45 days after the date of last hearing on the application. Where the application is contested or denied, each decision shall be accompanied by findings of fact or conclusions based thereon, together with any reasons therefore. Conclusions based on any provisions of the PA Municipalities Planning Code, this Ordinance, or other ordinance, rule or regulation shall contain a reference to the provision relied upon and the reasons why the conclusion is deemed appropriate in light of the facts found.

(2) Written Statement Requirement

All applications for Conditional Uses shall include a written statement describing the tract of land and its intended use. Such statement shall include the following information:

- (a) the location of the tract of land, including the municipality or municipalities which it is located in;
- (b) the present use of the tract for which the conditional use is requested;
- (c) the present use of adjoining tracts;
- (d) the type of conditional use for which the application is made;
- (e) a brief description of the type and extent of the proposed activities;
- (f) an estimate of the total development cost of the conditional use; and,
- (g) the names of the applicant, the owner of the tract, the developer of the conditional use and the person or organization who will operate the conditional use.

(3) Site Plan Requirement

All applications for Conditional Uses shall include a site plan of the proposed development as set forth below.

The site plan shall be drawn to a scale not more than 50 feet to the inch and shall be on a sheet on smaller than 18" x 24" and no larger than 24" x 36". If the site plan is drawn in two (2) or more sections, a key map showing the locations of the sections shall be placed on each sheet. The site plan shall include:

- (a) title block containing the name of the developer or landowner, date, scale, north arrow and the name and profession of the preparer of the plan;

- (b) tract boundaries showing bearings and distances;
- (c) existing significant natural or man-made features of the site;
- (d) existing and proposed streets, rights-of-way, easements, means of access and setback lines;
- (e) existing buildings, sewers, water mains, culverts, transmission lines, and fire hydrants on or adjacent to the site;
- (f) existing contours at vertical intervals of five (5) feet or less and the datum to which the elevations refer;
- (g) proposed grading and drainage plans;
- (h) proposed plan of any landscaping of the tract showing all paved and planted areas, screens or fences and erosion control measures;
- (i) plans of any proposed sanitary sewer or storm sewer systems and water supply systems; and,
- (j) the location, size and floor plan of all proposed buildings or structures and the proposed use of all buildings or structures and open or unenclosed areas of the tract. In cases where little site improvement or development is required or proposed for a conditional use, the Township may waive the requirement for submittal of certain information that they deem unnecessary for their review of the application. The Zoning Officer shall however visit the site of each proposed conditional use and shall report his findings to the Township before such a determination is made. In all cases, the information submitted by the applicant shall be adequate for review of the conditional use request.

(4) Criteria for Conditional Uses

The Township shall, in making decisions on applications for Conditional Uses, consider the following general criteria, in addition to the special criteria established elsewhere in this Ordinance:

- (a) the purpose of the zone in which the requested conditional use is to be located and the compatibility of the requested conditional use with existing and potential land uses on adjacent tracts of ground;
- (b) whether the specific site is an appropriate location for the use, structure or condition;
- (c) whether the use developed will adversely affect the neighborhood;

(d) whether the use will create undue nuisance or serious hazard to vehicles or pedestrians;

(e) whether adequate and appropriate facilities and services will be provided to ensure the proper operation of the proposed use;

(f) the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district; and,

(g) whether satisfactory provision and arrangement has been made concerning the following:

1. ingress and egress to the property and structure thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, control and access in case of fire or other emergency;
2. off-street parking and loading areas;
3. waste collection, storage and disposal;
4. utilities, with reference to location, availability and compatibility;
5. screening and buffering with reference to type, dimensions and character;
6. signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district; and,
7. required yards and open spaces.

(h) The Township may consider, and grant any requested waivers for any requirements of the Ordinance, where they deem them to be not applicable to the intent of Ordinance.

(5) Decisions

As set forth in Sub-Section A. above, Township Board of Supervisors shall render a decision or, when no decision is called for, make written findings on the Conditional Use application within 45 days after their last hearing on the application. A copy of the final decision or, where no decision is called for, the findings shall be delivered to the applicant personally or mailed to him no later than the day following its date.

(6) Failure to Hold Required Hearing or Render Decision

Where the Township Board of Supervisors fails to hold the required hearing or fails to render a decision within the time periods specified in Sub-Section A. above, the decision shall be deemed to have been rendered in favor of the applicant, unless the applicant has agreed in writing to an extension of the required time periods. If a decision has been rendered in favor of the applicant because of a violation of the prescribed time periods, the Township Board of Supervisors shall give public notice (in the same manner as is done for the public hearing) of the decision within ten (10) days from the last day it could have met to render a timely

decision. If the Township Board of Supervisors shall fail to provide such notice, the applicant may do so.

(7) Expiration of Decision

Unless otherwise specified by the Township Board of Supervisors at the time of their action, a conditional Use authorization shall expire if the applicant fails to obtain any necessary Building/Zoning Permit or comply with the conditions of said authorization within six (6) months from the date of authorization. The Township Board of Supervisors may extend this period upon written request of the Applicant. Approval of an extension request shall not unreasonably be withheld.

SECTION 5. Repealer. All provisions of Warriors Mark Township Zoning Ordinance which are contrary to this Ordinance are expressly repealed.

SECTION 6. Savings Clause. In all other respects, the Warriors Mark Township Zoning Ordinance shall remain as previously enacted and ordained.

SECTION 7. Severability. The provisions of this Ordinance are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid to unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this ordinance.

SECTION 8. Effective Date. This Ordinance shall take effect in accordance with law.

ENACTED AND ORDAINED on this day of 2023. This Ordinance shall become effective five days after adoption,


WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS


L. Stewart Neff, Chair


Peter Liese, Vice Chair


Brian Hockenberry, Supervisor

ATTEST:


Julie Brenneman, Secretary