

**Proposed Amendments to Conway Township Zoning Ordinance
Related to Solar Energy Systems**

1) Add New Definitions to Article 2.

Solar Energy System (SES): A photovoltaic system or solar thermal system for generating and/or storing electricity or heat, including all above and below ground equipment or components required for the system to operate properly and to be secured to a roof surface or the ground. This includes any necessary operations and maintenance building(s), but does not include any temporary construction offices, substation(s) or other transmission facilities between the SES and the point of interconnection to the electrical grid.

1. **Building-Mounted Solar Energy System:** A solar energy system attached to the roof or wall of a building, or which serves as the roof, wall or window or other element, in whole or in part, of a building.
2. **Ground-Mounted Solar Energy System:** A solar energy system mounted on support posts, like a rack or pole, that is attached to or rests on the ground. The system is not attached to and is separate from any building on the parcel of land on which the solar energy system is located.
3. **Utility-Scale Solar Energy System:** A large-scale facility of solar energy arrays with the primary purpose of wholesale or retail sales of generated electricity.
4. **Accessory Solar Energy System:** A small-scale solar energy system with the primary purpose of generating electricity for the principal use on the site.

Solar Array: A photovoltaic panel, solar thermal collector, or collection of panels or collectors in a solar energy system that collects solar radiation.

Dual Use: A solar energy system that employs one or more of the following land management and conservation practices throughout the project site:

1. **Pollinator Habitat:** A site designed to have vegetation that will enhance pollinator populations, including a diversity of flowering plants and wildflowers, and meets a score of 76 or more on the Michigan Pollinator Habitat Planning Scorecard for Solar Sites.
2. **Conservation Cover:** A site designed with practices to restore native plants, grasses, and prairie with the aim of protecting specific species or providing specific ecosystem services, such as carbon sequestration or soil health. The site must be designed in partnership with a conservation organization or approved by the Livingston Conservation District.
3. **Forage/Grazing:** Sites that incorporate rotational livestock grazing and forage production as part of a vegetative maintenance plan.
4. **Agrivoltaics:** Sites that combine raising crops for food, fiber, or fuel, and generating electricity within the project area to maximize land use.

Maximum Tilt: The maximum angle of a solar array (i.e. most vertical position) for capturing solar radiation as compared to the horizon line.

Minimum Tilt: The minimal angle of a solar array (i.e. most horizontal position) for capturing solar radiation as compared to the horizon line.

Participating Property: One or more properties under a signed lease or easement for development of a utility-scale solar energy system associated with a project.

Non-Participating Property: One or more properties for which there is not a signed lease or easement for development of a utility-scale solar energy system associated with a project.

- 2) **Delete Definition for Solar Energy Collector in Article 2.**
- 3) **Change references from building-mounted solar energy collectors in Sections 7.02(A)(13), 8.02(A)(13), 10.02(A)(15), and 11.02(F) to accessory solar energy systems; remove references to ground-mounted energy collectors in Sections 7.03(A)(20), 8.03(A)(12), 10.03(A)(9), and 11.03(A)(8); and change references from commercial solar energy systems in Sections 7.03(A)(21), 10.03(A)(10), and 11.03(A)(9), to utility-scale solar energy systems.**
- 4) **Replace current Section 6.26 regarding Solar Energy Collectors with the following:**

Section 6.26 Solar Energy Systems

A. Purpose and Intent.

Conway Township promotes the effective and efficient use of solar energy collection systems. It is the intent of the Township to permit these systems by regulating the siting, design, and installation of such systems to protect the public health, safety, and welfare, and to ensure compatibility of land uses in the vicinity of solar energy systems. Accessory and utility-scale solar energy systems, as defined in this Ordinance, shall comply with the provisions of this Section.

B. Criteria For the Use of All Solar Energy Equipment.

1. Solar energy equipment shall be located to minimize visual impacts from the public right-of-way.
2. Solar energy equipment shall be repaired, removed, or replaced within twelve (12) months of no longer being operational.
3. All solar energy equipment must conform to all County, State, and Federal regulations and safety requirements as well as applicable industry standards.

C. Accessory Solar Energy Systems. Accessory solar energy systems, as defined in Article 2 Definitions, include building-mounted systems and ground-mounted systems with the primary purpose of generating electricity for the principal use on the site. Accessory solar energy systems are a permitted accessory use in all zoning districts, subject to administrative review and approval.

1. **Application to Zoning Administrator.** An applicant who seeks to install an accessory solar energy system shall submit an application to the Zoning Administrator upon forms furnished and approved by the Conway Township Board of Trustees.
2. **Application Criteria.** The application must be approved in

writing by the Zoning Administrator. The application shall include the following:

- a. Photographs of the property's existing conditions.
- b. Renderings or catalogue cuts of the proposed solar energy equipment.
- c. Certificate of compliance demonstrating that the system has been tested and approved by Underwriters Laboratories (UL) or other approved independent testing agency acceptable to Township.
- d. Plot plan to indicate where the solar energy equipment is to be installed on the property.
- e. In addition to the criteria contained in this subsection, applicants seeking approval of an accessory solar energy system shall meet the requirements of subsection (4) for a building-mounted system and subsection (5) for a ground-mounted system.

3. **Exclusions from Administrative Review.**

- a. The installation of one (1) solar panel with a total area of less than eight (8) square feet.
- b. Repair and replacement of existing solar energy equipment, provided that there is no expansion of the size or coverage area of the solar energy equipment.

4. **Building-Mounted Solar Energy System Requirements.** A building-mounted solar energy system shall be a permitted accessory use in all zoning districts, subject to the following requirements:

- a. Administrative review as set forth in subsection (1) above is required of all building-mounted solar energy systems permitted as an accessory use, subject to the exclusions in subsection (3).
- b. Solar energy systems that are mounted on the roof of a building shall not project more than five (5) feet above the highest point of the roof but, in any event, shall not exceed the maximum building height limitation for the zoning district in which it is located, and shall not project beyond the eaves of the roof.
- c. Solar energy systems that are roof-mounted, wall-mounted

or are otherwise attached to a building or structure shall be permanently and safely attached to the building or structure. Proof of the safety and reliability of the means of such attachment shall be submitted to the Zoning Administrator prior to installation; such proof shall be subject to the Zoning Administrator's approval.

- d. Solar energy systems that are wall-mounted shall not exceed the height of the building wall to which they are attached.
- e. Solar energy systems shall not be mounted on a building wall that is facing an adjacent public right-of-way.
- f. The exterior surfaces of solar energy systems that are mounted on the roof or on a wall of a building, or are otherwise attached to a building or structure, shall be generally neutral in color and substantially non-reflective of light.
- g. Solar energy systems shall be installed, maintained, and used only in accordance with the manufacturer's directions. Upon request, a copy of such directions shall be submitted to the Zoning Administrator prior to installation. The Zoning Administrator may inspect the completed installation to verify compliance with the manufacturer's directions.
- h. Solar energy systems, and the installation and use thereof, shall comply with the County construction code and the electrical code.
- i. A building-mounted solar energy system installed on a nonconforming building, structure, or use shall not be considered an expansion of the nonconformity, but shall be required to meet all height and placement requirements.

5. **Ground-Mounted Accessory Solar Energy System Requirements.** Ground-mounted solar energy systems which are accessory to a principal use shall be a permitted accessory use in all zoning districts, subject to the following requirements:

- a. Administrative review as set forth in subsection (1) above is required of all accessory ground-mounted solar energy systems permitted as an accessory use, subject to the exclusions in subsection (3).
- b. Accessory ground-mounted solar energy systems shall be located only as follows:
 - They shall be located in the rear yard or the side yard, but

not in the required rear yard setback or in the required side yard setback unless permitted by the Planning Commission.

- Should extenuating circumstance exist that prevent locating in the rear or side yard, the Planning Commission may approve a front yard location, but, in no event, shall the energy system be located in the required front yard setback. The applicant shall demonstrate to the Commission that the rear or side yard location is not feasible.
- c. Solar energy systems shall be permanently and safely attached to the ground. Proof of the safety and reliability of the means of such attachment shall be submitted with the application and shall be subject to the Zoning Administrator's approval.
- d. Solar energy systems shall be installed, maintained and used only in accordance with the manufacturer's directions. Upon request, a copy of such directions shall be submitted to the Zoning Administrator prior to installation. The Zoning Administrator may inspect the completed installation to verify compliance with the manufacturer's directions.
- e. Accessory ground-mounted solar energy systems shall not exceed sixteen (16) feet in height, measured from the ground at the base of such equipment, when oriented at maximum tilt.
- f. The exterior surfaces of solar energy systems shall be generally neutral in color and substantially non-reflective of light.
- g. The total area of accessory ground-mounted solar energy systems shall not exceed fifty percent (50%) of the square footage of the principal building of the property. For any parcel of land two (2) acres or less, an accessory ground-mounted solar energy system shall not be deemed an accessory building or structure for purposes of Section 6.06(E).
- h. An accessory ground-mounted solar energy system installed on a nonconforming use or lot shall not be considered an expansion of the nonconformity, but shall be required to meet all placement and height requirements.

D. Utility-Scale Solar Energy Systems. Utility-scale solar energy systems, as defined in Article 2 Definitions, are permitted by Special Land Use approval and are subject to site plan and special land use review

requirements.

1. **Special Land Use Required.** Special land use approval is required for a utility-scale solar energy system. Utility-scale solar energy systems are permitted as a special land use in AR Agricultural Residential, C Commercial, and I Industrial districts only.
2. **Height.** Utility-scale solar energy systems shall not exceed sixteen (16) feet in height, measured from the ground at the base of such equipment, when oriented at maximum tilt. The Planning Commission can permit up to twenty (20) feet in height for utility-scale systems as part of the special land use approval, to allow for grazing or other operations.
3. **Lot Coverage.** The total area of utility-scale solar energy systems shall not be included in the calculation of the maximum permitted lot coverage requirement for the parcel of land.
4. **Installation and safety.** Utility-scale solar energy systems shall be properly installed to ensure safety, and meet the following requirements:
 - a. Solar energy systems shall be safely attached to the ground. Proof of the safety and reliability of the means of such attachment shall be submitted with the special land use application and shall be subject to the Planning Commission's approval.
 - b. Solar energy systems shall be installed, maintained and used only in accordance with the manufacturer's directions. A copy of such directions shall be submitted with the special land use application. The special land use, if granted, may be subject to the Zoning Administrator's inspection to determine compliance with the manufacturer's directions.
5. **Appearance.** The exterior surfaces of solar energy systems shall be generally neutral in color and substantially non-reflective of light.
6. **Compliance with construction and electrical codes.** Utility-scale solar energy systems, and the installation and use thereof, shall comply with all applicable construction codes and electric codes, including state construction codes and the National Electric Safety Code.
7. **Fencing.** Utility-scale solar energy systems shall be fenced in with at least a seven (7) foot chain link fence or seven (7) foot woven wire fence with wooden or steel posts. Fencing must meet all applicable standards, including National Electrical Code

requirements. Barbed wire is prohibited. Fencing is not subject to setback requirements.

8. **Transmission and communication lines.** All power transmission and communication lines between banks of solar panels and to nearby electric substations or interconnections with any buildings or other structures shall be located underground. Exemptions may be granted in instances when soil conditions, shape, topography, or other elements of the natural landscape interfere with the ability to bury lines, or distance makes undergrounding infeasible, at the discretion of the Planning Commission.
9. **Setbacks.** Minimum setbacks shall be two-hundred (200) feet from any non-participating property with a residence and one hundred twenty-five (125) feet from all other non-participating properties. This shall be measured from the property line of the adjacent property to the closest point of the solar array at minimum tilt or any solar energy system components. A utility-scale solar energy system is not subject to property line setbacks for common property lines of two or more participating lots, except road right-of-way setbacks shall apply.
10. **Setback from wetlands.** Utility-scale solar energy systems shall be at least fifty (50) feet from the edge of any wetland, or any shoreline or drain easement. The Planning Commission shall have the authority to require up to one hundred fifty (150) feet setback, at the Commission's discretion.
11. **Sound.** The sound pressure level of a utility-scale solar energy system and all ancillary solar equipment shall not exceed 45 dB(A) at the property line of adjacent non-participating properties or the exterior of any non-participating habitable structure, whichever is closer. The site plan shall include modeled sound isolines extending from the sound source to the property lines to demonstrate compliance with this standard.
12. **Lighting.** Utility-scale solar energy system lighting shall be limited to inverter and/or substation locations only. Any lighting shall be directed downward and be placed to keep light on-site and glare away from adjacent properties, bodies of water, and adjacent roadways. Flashing or intermittent lights are prohibited.
13. **Groundcover.** A utility-scale solar energy system shall include the installation of ground cover vegetation maintained for the duration of operation until the site is decommissioned. A ground cover vegetation establishment and management plan shall be submitted as part of the site plan.

- a. Properties bound by a Farmland Development Rights Act

(PA 116) Agreement must follow the Michigan Department of Agriculture and Rural Development's Policy for allowing commercial solar panel development on PA 116 lands.

- b. Ground cover at properties not enrolled in PA 116 shall meet one or more of the following types of Dual Use, as defined in this Ordinance, to promote ecological benefits:
 - Pollinator Habitat
 - Conservation Cover
 - Forage/Grazing
 - Agrivoltaics

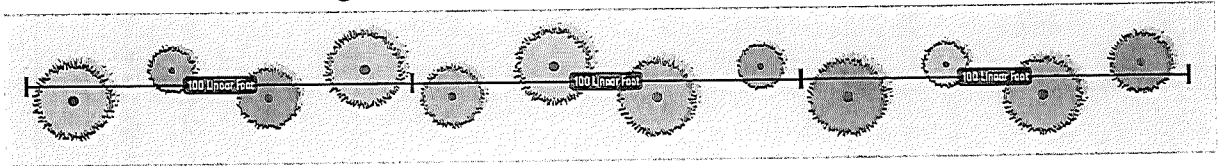
14. **Drainage.** Drainage on the site shall be maintained in a manner consistent with, or improved upon, existing natural drainage patterns. Any disturbance to drainage or water management practices must be managed within the property and on-site, in order to not negatively impact surrounding properties as a result of the development. This shall be maintained for the duration of the operation and shall be able to be returned to pre-existing conditions following decommissioning. Any existing drainage tiles that are identified on the property shall be shown on the as-built drawings submitted following construction.

15. **Wildlife Corridors.** Utility-scale solar energy system developments shall have access corridors for wildlife to navigate through the development. Applicants shall demonstrate within their site plan means for allowing wildlife corridors throughout the site, which may include natural patterns, breaks in the fencing, and other means for allowing movement of migratory animals and other wildlife.

16. **Landscaping/Screening.** Landscaping shall be provided in accordance with the standards required in Section 6.16 Required Landscaping and Screening, as well as the following additional screening requirements if determined appropriate by the Planning Commission:
 - a. At least four (4) evergreen trees provided every one hundred (100) linear feet. The trees shall be in a staggered pattern and evenly distributed within each one hundred (100) linear feet section, as shown in Figure 6.26.1. Trees shall be planted outside of the fencing.
 - b. Each evergreen tree shall have a minimum mature height of fifteen (15) height and have a minimum height of seven (7) feet at the time it is planted.
 - c. Landscaping shall be installed and inspected following project completion and prior to energy generation within the project. Landscaping shall be maintained in accordance with Section 6.16(E) of this Ordinance.
 - d. If an adjacent property owner desires to have less screening than that required where the utility-scale solar energy system

is adjacent to their property, exemptions may be granted by the Planning Commission so long as a written agreement of desired screening between the developer and adjacent property owner is filed with and accepted by the Township.

Figure 6.26.1 Landscaping/Screening



Landscaping/Screening

At least four (4) evergreen trees provided every one hundred (100) linear feet. The trees shall be in a staggered pattern and evenly distributed within each one hundred (100) linear feet section.

17. **Signage.** Signage shall be permitted in accordance with Article 17. Signage shall be required to identify the owner and provide a 24-hour emergency contact phone number.
18. **Agricultural Protection.** Utility-scale solar energy systems shall be sited to minimize impacts to agricultural production, including the following:
 - a. Systems shall be sited to minimize land disturbance or clearing except for minimally necessary. Topsoil shall be retained on-site.
 - b. Any access drives shall be designed to minimize extent of soil disturbance, water runoff, and soil compaction.
19. **PA 116 Farmland Development Rights Program.** Per the Michigan Department of Agriculture and Rural Development (MDARD), land enrolled in the PA 116 program may be permitted to participate in solar energy development subject to MDARD policy and requirements. Per MDARD standards, this land must be able to be returned to agricultural uses following the end of the solar development agreement or if/when the solar development is decommissioned for any reason.
20. **Battery Storage.** On-site battery storage accessory to a utility-scale solar energy system is prohibited.
21. **Decommissioning.** A decommissioning plan is required at the time of application to be reviewed and approved by the Planning Commission.
 - a. The decommissioning plan shall include:
 - The anticipated manner in which the project will be decommissioned, including a description of the process for removal of all structures and foundations, restoration of soil to a depth of four (4) feet and vegetation, and how all above-grade and below-grade improvements will be removed, retained, or restored for viable reuse of the property consistent with the zoning district.

- The projected decommissioning costs for removal of the system (net of salvage value in current dollars) and site restoration/soil stabilization, less the amount of the surety bond posted with the State of Michigan for decommissioning of panels if installed on PA 116 land.
 - The method of ensuring that funds will be available for site decommissioning and stabilization. A performance guarantee is required. The Planning Commission shall review the cost estimate provided and recommend a financial guarantee amount to the Township Board, who will ultimately determine the amount required. This financial security guarantee must be posted at the time of receiving a land use permit for the system. The security shall be in the form of a cash bond, irrevocable bank letter of credit, or performance bond in a form approved by the Township. The estimate shall be prepared by the engineer for the applicant and shall be subject to approval by the Township.
- b. A review of the amount of the performance guarantee based on inflation, salvage value, and current removal costs shall be required every three (3) years, for the life of the project, and approved by the Conway Township Board of Trustees. Updated costs estimates based on these conditions shall be provided by the applicant for review. The Planning Commission shall review the updated cost estimate and make a recommendation to the Township Board on the performance guarantee amount. The applicant shall provide escrow funds, in an amount determined by the Planning Commission, for the Township to review the updated cost estimates.
 - c. A utility-scale solar energy system owner may at any time proceed with the decommissioning plan approved by the Planning Commission and remove the system as indicated in the most recent approved plan.
 - d. Any proposed amendment to the decommissioning plan shall be presented to the Planning Commission for approval.

22. **Abandonment.** In the event that a utility-scale solar energy system has not been in operation for a period of one year without a waiver from the Planning Commission, the system shall be considered abandoned and shall prompt an abandonment hearing conducted by the Township Board. If deemed abandoned after a hearing, the system shall be removed by the applicant or the property owner and the site shall be stabilized and re-vegetated, in compliance with the approved decommissioning plan. If the abandoned system is not removed or repaired, amongst other available remedies, the Township may pursue legal action against the applicant and property owner to have the system removed and assess its cost to the tax roll of the subject parcel. The applicant and property owner shall be responsible for the payment of any costs and attorney's fees incurred by the Township in securing

removal of the structure. The Township may utilize the benefit of any performance guarantee being held to offset its cost. As a condition of approval, the applicant and property owner shall give permission to the Township to enter the parcel of land for this purpose.

23. **Annual Reports.** For a utility-scale solar energy system, a written annual report shall be submitted to the Planning Commission by a date determined at the time of special land use approval. The annual report shall include an update on electricity generation by the project, as well as document all complaints received regarding the utility-scale solar energy system along with the status of complaint resolutions and the actions taken to mitigate the complaints. Applicants shall also provide an in-person verbal report every three (3) years to the Planning Commission.
24. **Additional approvals and agency reviews.** The following approval and agency reviews shall be required, as applicable:
 - a. Local Fire Chief;
 - b. Department of Environment, Great Lakes, and Energy (EGLE);
 - c. Livingston County Drain Commissioner;
 - d. Livingston County Road Commission;
 - e. Livingston County Health Department;
 - f. Federal Aviation Administration (FAA);
 - g. Local Airport Zoning (if applicable);
 - h. Building Department;
 - i. Tax Assessor.
25. **Operations Agreement.** The applicant shall provide the Planning Commission with an operations agreement, which sets forth the operations parameters, the name and contact information of the certified operator, inspection protocol, emergency procedures and general safety documentation. It shall be a condition of approval that the Zoning Administrator shall be notified and provided copies of any changes.
26. **Indemnity/Insurance.** The Township shall be indemnified from all third-party claims for personal or property damage arising from the developer's negligent and/or intentional acts and/or omissions during construction, maintenance, and decommissioning of the utility-scale solar energy system and shall be listed as an additional insured on applicable insurance policies during the life of the project.
27. **Maintenance and Repair.** Repair, replacement, and maintenance of components is permitted without the need for a new special land use permit. Proposals to change the project footprint of an existing system shall be considered a new

application.

28. **Site Plan Requirements.** Utility-scale solar energy systems are subject to submittal and approval of a site plan meeting all requirements in Article 14 Site Plan Review. Prior to formal site plan submission, applicants may submit an optional conceptual layout plan to the Planning Commission for discussion and feedback. Special land use permits shall be applied for at the time of formal site plan submission.

- a. **Optional Conceptual Layout Plan.** For utility-scale solar energy systems, applicants may submit an optional conceptual layout plan for review prior to submission of a formal site plan. The conceptual site plan may be reviewed by the Planning Commission to allow for discussion and feedback. The following information may be shown on a conceptual layout plan:
 - General parcel information, as required by Section 14.03(A) General Information, as applicable;
 - Existing topography of the site shown at two (2) foot contour intervals with existing surface drainage patterns indicated;
 - Proposed plans for site grading and drainage management;
 - General landscaping plan, including proposed details for screening;
 - The proposed location and layout of all solar arrays in the solar energy system;
 - The proposed location and layout of any ancillary equipment (such as inverters), buildings, access drives, and security fencing;
 - Location of existing wetlands, shoreline, or drain easements.
- b. **Site Plan.** Formal site plan submission for a utility-scale solar energy system must include a detailed site plan including all applicable requirements found in Section 14.03 Required Information of this Ordinance, except that utility-scale solar energy systems shall be submitted at a scale of 1" = 200 feet, plus the following site plan requirements:
 - Location of all arrays, including dimensions and layout of arrays, ancillary structures and equipment, utility connections, dwellings on the property and within three-hundred (300) feet of the property lines, any existing and proposed structures, wiring locations, temporary and permanent access drives, fencing details, wildlife corridors, screening and landscaping detail, and any signage;
 - Information on where and how the utility-scale solar energy system will connect to the power grid. No utility-scale solar energy system shall be installed until evidence has been given to the Planning Commission that the electric utility company has agreed to allow the applicant to install an

interconnected customer-owned generator to the grid or the applicant otherwise has a means for the wholesale or retail sales of generated electricity;

- Plan for land clearing and/or grading required for the installation and operation of the system;
- Plan for ground cover establishment and management;
- Anticipated construction schedule;
- Sound modeling study including sound isolines extending from the sound source(s) to the property lines;
- A decommissioning plan in accordance with 6.26.D(21);
- The location of prime farmland, as defined by the U.S. Department of Agriculture, Natural Resources Conservation Service – Web Soil Survey, to ensure agricultural protection in accordance with Section 6.26.D(18);
- Additional studies may be required by the Planning Commission if reasonably related to the standards of this Ordinance as applied to the application, including but not limited to:
 - Visual Impact Assessment: A technical analysis by a third party qualified professional of the visual impacts of the proposed project, including a description of the project, the existing visual landscape, and important scenic resources, plus visual simulations that show what the project will look like (including proposed landscaping and other screening measures), a description of potential project impacts, and mitigation measures that would help to reduce the visual impacts created by the project.
 - Environmental Analysis: An analysis by a third-party qualified professional to identify and assess any potential impacts on the natural environment including, but not limited to, wetlands and other fragile ecosystems, wildlife, endangered and threatened species. If required, the analysis shall identify all appropriate measures to minimize, eliminate or mitigate adverse impacts identified and show those measures on the site plan, where applicable.
 - Stormwater Study: An analysis by a third-party qualified professional that takes into account the proposed layout of the utility-scale solar energy system and how the spacing, row separation, and slope affects stormwater infiltration, including calculations for a 100-year rain event. Percolation tests or site-specific soil information shall be provided to demonstrate infiltration on-site without the use of engineered solutions.
 - Glare Study: An analysis by a third-party qualified

professional to determine if glare from the utility-scale solar energy system will be visible from nearby residents and roadways. If required, the analysis shall consider the changing position of the sun throughout the day and year, and its influences on the utility-scale solar energy system.

- c. Final site plan approval shall only be granted once all necessary governmental approvals have been obtained. Planning Commission approval is conditioned upon approval from all other agencies.
 - d. **Modifications of approved site plan.** Any modifications, revisions, or changes to an approved site plan shall be considered either a minor or major site plan amendment and must follow the standards of Section 14.08 Amendment of an Approved Site Plan.
 - **Major Changes.** Major site plan changes considered major include those listed in Section 14.08(C), or the following:
 - Changes of location of arrays, fencing, buildings, or ancillary equipment by more than ten (10) feet.
 - An increase in height of solar panels.
 - **Minor Changes.** Minor site plan changes considered minor include those listed in Section 14.08(D), or the following:
 - Changes of location of arrays, fencing, buildings, or ancillary equipment by less than ten (10) feet.
 - e. **Application Fee & Escrow Required.** An applicant for a utility-scale solar energy system must pay applicable application fees according to the Conway Township fee schedule. An escrow account shall be set up when special land use application is filed to cover costs and expenses associated with the review and approval process.
29. **As-Built Drawings.** A set of as-built drawings shall be submitted to the Township following project completion and prior to energy generation within the project.
- E. Solar Access Requirements.** When a solar energy collection system is installed on a lot, accessory structures or vegetation on an abutting lot shall not be located so as to block the solar array's access to solar energy. The portion of a solar energy system that is protected is the portion which is located so as not to be shaded between the hours of 10:00am and 3:00pm by a hypothetical twelve (12) foot obstruction located on the lot line.
- F. Solar Access Exemptions.** Structures or vegetation existing on an abutting lot at the time of installation of the solar energy collection system, or the effective date of this ordinance, whichever is later is exempt from subsection (E). above. Said subsection described in subsection (E) above controls any structure erected on, or vegetation planted in, abutting lots after the installation of the solar energy collection system.