


Wells County Zoning Ordinance Amendment 2025_2_1
Regarding Solar Energy Facilities

ARTICLE 9: ZONING DISTRICTS

TABLE 9-15 (Part 5 of 5) Permitted Uses in Zoning Districts Development Plan Required = Highlighted Text SE = Special Exception x = Multiple On One Lot																
USES	A-R	A-1	B-1	B-2	B-3	C-1	I-1	I-2	L-1	M-1	M-2	R-1	R-2	R-3	S-1	P-1
Solar Energy Facility, Large																
Solar Energy Facility, Medium (If Section 11-15 (D) is met)	SE	X	X	X	X	X	X	X	X					SE	SE	
Solar Energy Facility, Small	X	X	X	X	X	X	X	X	x	X	X	X	X	X	X	
Solar Energy Facility, Structure Mounted (If Structure mounted on would require a Development Plan)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

***If Section 11-15 (D) is met = Development Plan (will be shaded grey)**

ARTICLE 11: GENERAL REGULATIONS

11-15 SOLAR ENERGY FACILITIES:

- (1) A Large Solar Energy Facility is prohibited unless the project owner has signed an economic development agreement with a Local Legislative Body at the time of the adoption of this amendment of the Wells County Zoning Ordinance. If a project owner has signed an economic development agreement with a Local Legislative Body at the time of adoption of this Wells County Zoning Ordinance amendment, the project would follow “Table 9-15 Permitted Uses in Zoning Districts” in the Wells County Zoning Ordinance as adopted on August 4, 2025.
- (2) Medium Solar Energy Facility:
 - (A) A Medium Solar Energy Facility shall be located on the same Parcel or a directly adjacent Parcel as the primary user of the generated energy, unless the project is located on property zoned I-1, I-2, L-1, or B-3. Projects are allowed to be interconnected with the grid.
 - (B) A Medium Solar Energy Facility shall have a six (6) foot privacy Fence, wall, mound, or two (2) staggered rows of coniferous trees or any combination of these totaling six (6) feet tall along any neighboring Parcel Zoned R-1, R-2, R-3, S-1, A-R, M-1 or M-2 or any A-1 zoned Parcel with a non-participating pre-existing residence on it except for access drives.
 - (C) A Medium Solar Energy Facility shall be required to be fully decommissioned after it is no longer being used for energy generation for a period of 12 months.
 - (D) A Medium Solar Energy Facility shall be required to file for a General Development Plan under Article 14 of the Wells County Zoning Ordinance if Impervious Surface would be utilized under or between the panels, creating an increase of Impervious Surface of greater than five hundred (500) square feet on the property, excluding access driveways.
- (3) Small Solar Energy Facility:
 - (A) A Small Solar Energy Facility must meet all Setback and Height requirements for an Accessory Structure.
 - (B) A Small Solar Energy Facility shall be located on the same Parcel or a directly adjacent Parcel as the primary user of the generated energy. Projects are allowed to be interconnected with the grid.
- (4) Structure-Mounted Solar Energy Facility:
 - (A) A Structure-Mounted Solar Energy Facility must meet all Setback and Height requirements for the Structure to which it is mounted.
 - (B) A Structure-Mounted Solar Energy Facility shall be located on the same Parcel as the primary user of the generated energy. Projects are allowed to be interconnected with the grid.

ARTICLE 14: DEVELOPMENT PLAN

14-08 (3) (C) a) Non-Participating Property Line Setbacks: An SES Facility shall ~~be at least two hundred (200) feet~~ **meet the required setbacks for that Zoning District** from a non-participating property line.

14-08 (3) (C) c) Non-Participating Pre-existing Residence Setbacks: An SES Facility shall be at least ~~eight hundred (800) four hundred (400)~~ **eight hundred (800)** feet from a non-participating pre-existing residence.

14-08 (3) (L) Visual Buffers: A visual buffer shall be installed **around the entirety of** ~~between a non-participating pre-existing residence and~~ the SES Facility. ~~This includes non-participating pre-existing residences located across a public Right Of Way.~~ The visual buffer can be comprised of natural vegetation or plantings to provide a reasonable visual buffer and lighting buffer ~~for the non-participating preexisting residences. The buffer shall cover the entire viewshed from the non-participating preexisting residence to the SES Facility.~~ The buffer must be a minimum of six (6) feet in Height when installed and must be designed to grow to a minimum of twenty (20) feet in Height.

ARTICLE 18: DEFINITIONS:

SOLAR ENERGY FACILITY, LARGE: Any free-standing solar array or solar arrays that occupy an area of greater than fifty acres, as measured from the outer perimeter of the solar array or solar arrays. ~~have a combined nameplate power rated capacity of more than 10 MW (megawatts) of peak generating capacity.~~ AKA **LARGE SOLAR ENERGY SYSTEM or LARGE SOLAR ENERGY FACILITY**

SOLAR ENERGY FACILITY, MEDIUM: Any free-standing solar array or solar arrays that occupy an area of greater than one (1) acre up to fifty (50) acres as measured from the outer perimeter of the solar array or solar arrays. ~~have a combined nameplate power rated capacity of greater than 10 KW (kilowatts) or less than or equal to 10 five (5) MW (megawatts) of peak generating capacity.~~ AKA **MEDIUM SOLAR ENERGY FACILITY**

SOLAR ENERGY FACILITY, SMALL: Any free-standing solar array or solar arrays that occupy an area up to one (1) acre, as measured from the outer perimeter of the solar array or solar arrays. ~~have a combined nameplate power rated capacity of less than or equal to ten (10) KW (kilowatts) of peak generating capacity.~~ A permit is not required for a solar array or solar arrays that occupy an area up to thirty (30) square feet, as measured from the outer perimeter of the solar array or solar arrays. ~~array or arrays with a nameplate capacity of less than or equal to 1KW (kilowatts).~~ AKA **SMALL SOLAR ENERGY FACILITY**

SOLAR ENERGY FACILITY, STRUCTURE-MOUNTED: Any solar array or solar arrays that are mounted directly to the roof of a pre-existing Structure. This would be considered an expansion of the pre-existing structure and would be permitted and/or approved as this ordinance directs. A permit is not required for a solar array or solar arrays that occupy an area up to thirty (30) square feet, as measured from the outer perimeter of the solar array or solar arrays. ~~for an array or arrays with a nameplate capacity of less than or equal to 1 KW (kilowatts).~~ AKA **STRUCTURE MOUNTED SOLAR ENERGY FACILITY**