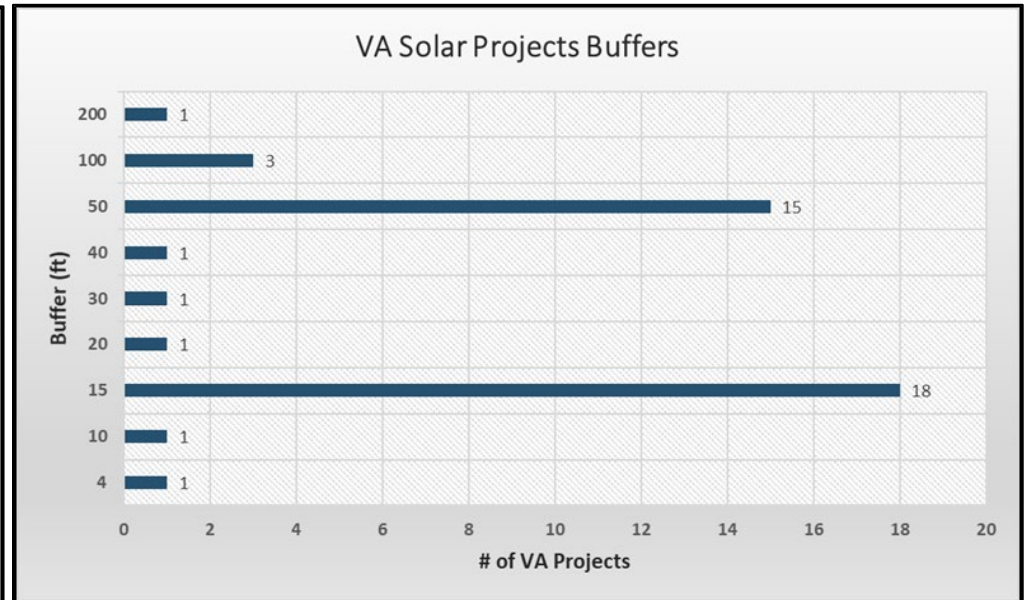
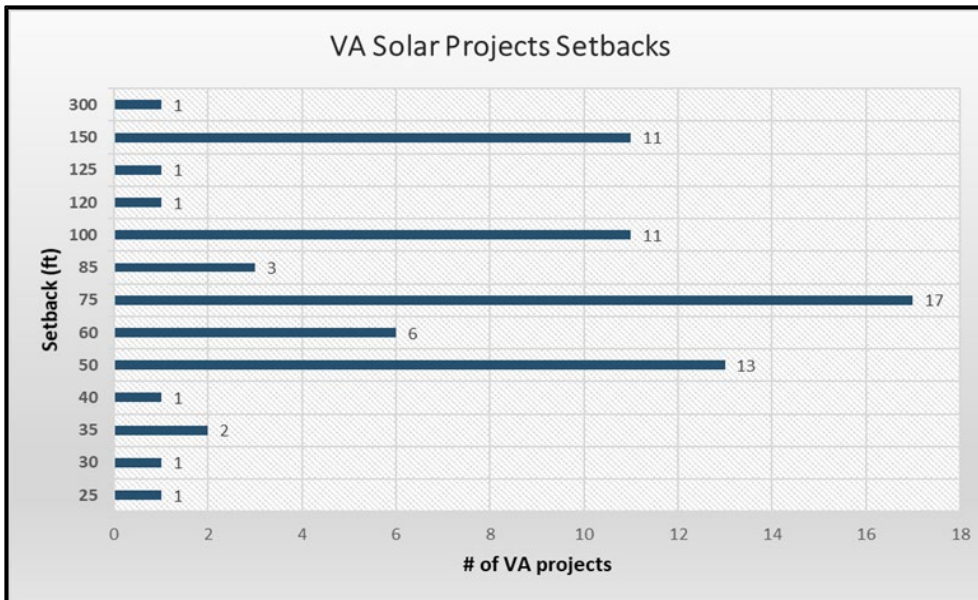
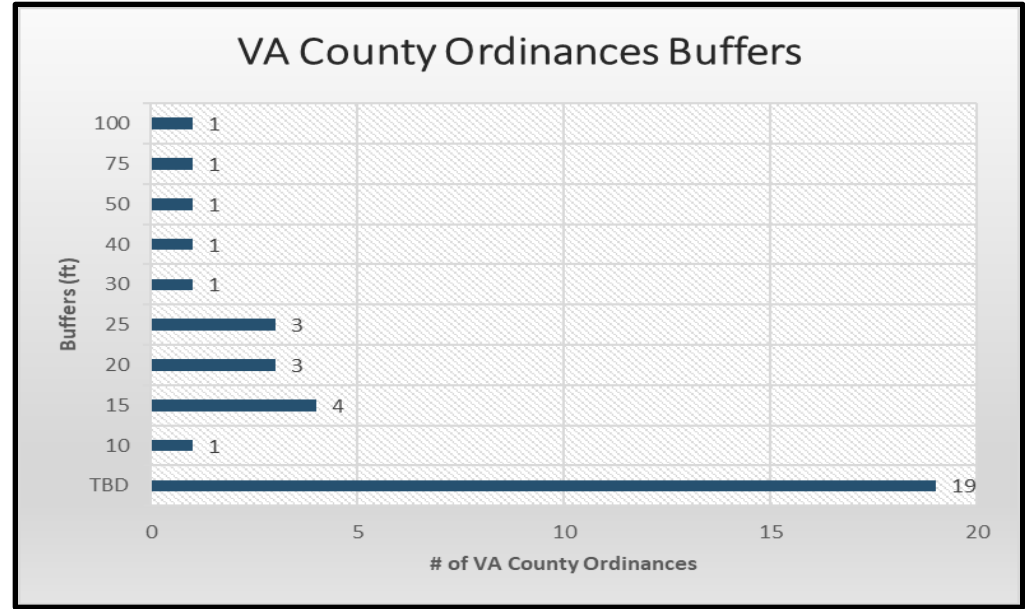
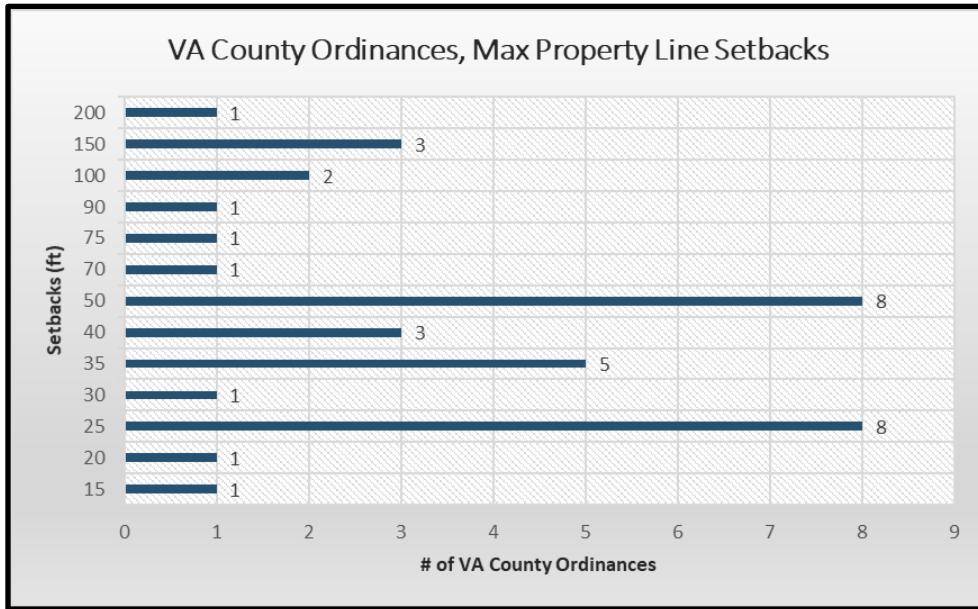


VA Counties & Projects Utility-Scale Solar Buffer and Setback Provisions (August 9, 2021)



Summary of County Ordinance Language Below

Note: setback data refers to setback from the property line, unless noted otherwise. Information reflected here is based on zoning ordinance language provided by jurisdictions online and may not reflect recent updates.

Counties with a (*) have neither implemented a solar ordinance nor added a solar definition, but instead passed solar under an alternative land use. Counties with (**) have implemented a solar definition with applicable references to zoning districts but have not implemented a solar ordinance.

Highlighted Counties were added to this report since the report published July 27, 2021.

County	Setback	Buffer
Accomack**	25' (side and rear yard)	20'
Albemarle**	25' (side yard), 35' (rear yard)	TBD
Amherst	150' from all property lines.	15'
Appomattox	100' from the property lines external to the project.	20'
Augusta	200' from all property lines. Reviewed on a case by case basis by zoning administrator.	A. 10' and 6' opaque privacy fence B. Or 20' with vegetation.
Bedford*	10' (side yard), 25' (rear yard)	A. 8' Screening, 30' buffer & vegetation B. 75' buffer yard & vegetation
Campbell	15' (side yard), 25' (rear yard)	TBD
Caroline*	50' (side yard), 50' (rear yard)	TBD
Charlotte	50' (side yard), 70' (rear yard)	25'
Culpeper*	40' (side yard), 50' (rear yard)	TBD
Fluvanna*	50' (side yard), 75' (rear yard)	TBD
Gloucester	30' (side and rear yard).	TBD
Greensville	150' (from fencing to all exterior property lines)	100'
Halifax	25' (adjacent property lines)	15'
Henrico*	40' (side yard), 50' (rear yard)	10'
James City*	15' (side yard), 35' (rear yard)	TBD
King George	20' (side and rear yard)	30' (side or rear property line that abuts residential or agricultural zone). 15' (side or rear property line adjacent to commercial zone).

County	Setback	Buffer
King William	25' (where use has reduced by height, alternative design, camouflaging, screening.)	TBD
Lancaster	50' (side and rear yard), 100' (property lines bordering residential district)	40'
Louisa*	25' (side yard), 40' (rear yard)	TBD
Mecklenburg*	15' (side and rear), 0' (if adjacent lots are zoned industrial or commercial).	TBD
Middlesex	100' (from any property line).	25'
Montgomery*	15' (side yard), 40' (rear yard)	TBD
New Kent*	25' (side yard), 50' (rear yard)	TBD
Northampton	50' (from SED exterior boundary line)	50'
Orange*	20' (side yard), 35' (rear yard)	TBD
Pittsylvania	150' (all property lines)	15'
Powhatan	25' (side yard), 40' (rear yard)	TBD
Prince George	15' (side yard), 35' (rear yard)	TBD
Prince William**	25' (side yard), 15' (rear yard)	TBD
Pulaski	20' (side yard), 35' (rear yard)	TBD
Shenandoah**	40' (side yard), 90' (rear yard)	TBD
Southampton	50' (side yard), 35' (rear yard)	TBD
Suffolk	50'	15'
Surry	0' (side yard), 25' (rear yard)	25'
Westmoreland*	25' (side yard), 20' (rear yard)	TBD

<p>Accomack</p>	<p><u>ARTICLE VI. - INDUSTRIAL DISTRICT "I"</u></p> <p><u>Sec. 106-128. - Conditional uses; permits.</u></p> <p>Large solar energy systems, Utility Scale, as defined;</p> <p><u>Sec. 106-131. - Setback (yard) regulations.</u></p> <p>... The minimum side yard adjoining or adjacent to a residential, commercial, or agricultural district shall be 25 feet. The side yard of corner lots shall be 20 feet or more. The minimum rear yard shall be 25 feet.</p> <p><u>ARTICLE XVII. - GENERAL BUSINESS DISTRICT "B-1"</u></p> <p><u>Sec. 106-404. - Conditional uses; permits.</u></p> <p>Large solar energy systems, Utility Scale, as defined;</p> <p><u>Sec. 106-406. - Setback (yard) regulations.</u></p> <p>(c) ... The minimum side yard shall be ten feet. The minimum rear yard shall be 25 feet.</p>	<p><u>ARTICLE VI. - INDUSTRIAL DISTRICT "I"</u></p> <p><u>Sec. 106-138. - Landscape regulations.</u></p> <p>Landscape regulations in the industrial district "I" are as follows:</p> <p>(1) ... The required landscape buffer shall be a minimum of 20 feet in width and shall include a minimum 80-percent opaque wall or fence that is a minimum of six feet in height. The required wall or fence shall be located 20 feet from the abutting property line. Plantings consisting of a minimum of three trees per 100 linear feet, or portion thereof that is greater than 20 feet in length, shall be installed between the wall or fence and the abutting property line.</p> <p><u>ARTICLE XVII. - GENERAL BUSINESS DISTRICT "B-1"</u></p> <p><u>Sec. 106-411. - Landscape regulations.</u></p> <p>Landscape regulations in the general business district "B-1" are as follows:</p> <p>(2) ... Landscape areas shall be a minimum width of ten feet and shall be located adjacent to the property line and outside of any existing road or utility easement. ...</p>
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<p>Albemarle</p>	<p><u>SECTION 10 - RURAL AREAS DISTRICT – RA</u></p> <p><u>Sec. 10.2.2 - By special use permit.</u></p> <p>Solar energy systems.</p> <p><u>Sec. 10.4 - Area and bulk regulations.</u></p> <p>Area and bulk regulations within the RA, rural areas, zoning district are as follows:</p> <p>Side: 25 feet; Rear: 35 feet</p>	<p>TBD</p>
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<p>Amherst</p>	<p><u>923. - Solar generation facilities.</u></p> <p><u>923.02. Development standards for agricultural solar generation facilities. The following standards apply to all agricultural solar generation facilities:</u></p> <p>1. Setbacks for agricultural solar generation facilities shall be one hundred fifty (150) feet from the nearest lot line of a parcel not under common ownership, unless mounted on a structure that otherwise meets setback</p> <p><u>923.05. Development standards for utility-scale solar generation facilities. The following development standards apply to all utility-scale solar generation facilities:</u></p> <p>3. The project area must be set back a distance of at least one hundred fifty (150) feet from all property lines. Exceptions may be made for adjoining parcels that are owned by the applicant.</p>	<p><u>923. - Solar generation facilities.</u></p> <p><u>923.05. Development standards for utility-scale solar generation facilities. The following development standards apply to all utility-scale solar generation facilities:</u></p> <p>5. A vegetative buffer sufficient to mitigate the visual impact of the facility is required. The buffer must consist of a landscaping strip at least fifteen (15) feet wide, located within the setbacks required in subsection 3 above, and must run around the entire perimeter of the project area. The buffer must consist of existing vegetation and, if deemed necessary for the issuance of a special exception, an installed landscaped strip consisting of multiple rows of staggered trees and other vegetation. This buffer should be made up of plant materials at least three (3) feet tall at the time of planting and that are reasonably expected to grow to a minimum height of eight (8) feet within three (3) years. Non-invasive plant species and pollinator-friendly and wildlife-friendly native plants, shrubs, trees, grasses, forbs and wildflowers must be used in the vegetative buffer. Fencing must be installed on the interior of the buffer. ...</p>
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<p>Appomattox</p>	<p><u>DIVISION 9 - §19.6-97 Utility Scale Solar Energy Farm</u></p> <p><u>§19.6-97.3 Visual Impacts, Setbacks, and Buffering</u></p> <p>2. The solar panel arrays shall be set back a minimum of one hundred (100) feet, as measured from the property lines external to the project. Property lines internal to the project do not require a setback. All other structures or infrastructure shall meet the minimum setback for the underlying zoning district. Solar panel arrays shall be set back a minimum of fifty (50) feet from the edge of water for any stream, creek, pond, lake, or wetland area. Existing wells shall be abandoned in accordance with current Virginia Department of Health regulations.</p>	<p><u>DIVISION 9 - §19.6-97 Utility Scale Solar Energy Farm</u></p> <p><u>§19.6-97.2 Applications and Required Information for a Utility Scale Solar Energy Farm</u></p> <p><u>§19.6-97.3 Visual Impacts, Setbacks, and Buffering</u></p> <p>A vegetative buffer sufficient to mitigate the visual impact of the facility is required along all areas adjacent to public roadways. The buffer shall consist of a twenty (20) foot wide landscaped strip to include trees, shrubs and other vegetation considered native to the area. The landscaped strip may be located within the setback area and should run around or near the perimeter fence. Tree plantings in the buffer strip shall be a minimum of five (5) feet in height at the time of planting, no more than fifteen (15) feet between trees. Trees may be staggered. Existing trees and vegetation may be maintained within the buffer areas and may supplement and satisfy landscaping requirements. An alternative to tree plantings is to construct an earthen berm, minimum height of six (6) feet high. Berm must be stabilized with native grasses and/or plantings. The landscaped buffer must be maintained in good condition for the life of the project.</p>
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<p>Augusta</p>	<p><u>ARTICLE VI.D. Solar Energy Systems</u></p> <p><u>§ 25-70.8 Location, Appearance and Operation of a Project Site</u></p> <p>5. <i>Setbacks.</i> All equipment, accessory structures and operations associated with a large solar energy system shall be setback at least two-hundred feet (200') from all other property lines and one thousand feet (1,000') from any residentially zoned properties; unless the Board of Supervisors is satisfied that different setbacks, either less or greater, are adequate or necessary to protect neighboring properties. The siting of large solar energy systems is conditional and through this ordinance is viewed on a case by case basis. Setbacks will be decided through the conditions of the Special Use Permit.</p>	<p><u>ARTICLE VI.D. Solar Energy Systems</u></p> <p><u>§ 25-70.8 Location, Appearance and Operation of a Project Site</u></p> <p>2. <i>Buffering.</i> A buffer yard shall be provided and maintained adjacent to any property line, except those property lines interior to the solar energy system, and landscaped in one (1) of two (2) ways. If a property ceases being used for the solar energy system, buffering will be required along all property lines adjacent to the property which has been removed. Alternative 1: A ten foot (10') wide strip of land with a six foot (6') opaque privacy fence, wall, berm or combination thereof ... Alternative 2: A twenty foot (20') wide strip of land with 2 evergreen trees, 2 canopy trees, 2 understory trees and 24 shrubs planted per fifty linear feet (50') of buffer. The trees shall be a minimum of six feet (6') at the time of planting and the shrubs shall be a minimum of eighteen inches (18'') at the time of planting. A. The applicant is free to choose from Alternatives 1 or 2.</p>
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<p>Bedford</p>	<p><u>Sec. 30-82. - Residential uses</u> <u>Sec. 30-83-12. Utility services, major. (a) General standards:</u></p> <p>(4) No major utility service shall be located within one hundred (100) feet of an existing residence.</p> <p><u>ARTICLE III. - DISTRICT REGULATIONS Sec. 30-32. - AP Agricultural/rural preserve district. Sec. 30-34. - AR Agricultural/residential district. Sec. 30-36. - AV Village center district.</u></p> <p><u>(b) Minimum setback requirements:</u></p> <p>(2) Side yard:</p> <p>a. Principal structures: Ten (10) feet.</p> <p>b. Accessory structures: Ten (10) feet when between front and rear building lines and three (3) feet when behind the rear building line and ten (10) feet when in front of the front building line.</p> <p>(3) Rear yard:</p> <p>a. Principal structures: Twenty-five (25) feet.</p> <p>b. Accessory structures: Three (3) feet.</p> <p><u>Sec. 30-41. - R-1 Low density residential district. Sec. 30-42. - R-2 Medium density residential district.</u></p> <p><u>(b) Minimum setback requirements:</u></p> <p>(2) Side yard:</p> <p>a. Principal structures: Ten (10) feet.</p> <p>b. Accessory structures: Ten (10) feet when between front and rear building lines and three (3) feet when behind the rear building line and ten (10) feet when in front of the front building line.</p> <p>(3) Rear yard:</p> <p>a. Principal structures: Twenty-five (25) feet.</p> <p>b. Accessory structures: Three (3) feet.</p>	<p><u>Sec. 30-82. - Residential uses</u> <u>Sec. 30-83-12. Utility services, major. (a) General standards:</u></p> <p>(5) Except in the I-1 and I-2 districts, Type D screening and buffering consistent with article V of this ordinance shall be required, unless specifically modified as a part of the approved special use permit.</p> <p><u>ARTICLE V. - DEVELOPMENT STANDARDS</u></p> <p><u>TABLE 2. Buffer Yard Table</u></p> <p>Type D.</p> <p>Option A: 8’ Screening, 30’ buffer, and large deciduous and large evergreen trees.</p> <p>Option B: 75’ buffer yard, and large deciduous and large evergreen trees, small evergreen trees, and one row of evergreen shrubs.</p>
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	<p>(4) Where a lot fronts on more than one (1) street, front yard setbacks shall apply to all streets.</p> <p><u>Sec. 30-46. - R-4 High density multifamily residential district.</u></p> <p><u>(b) Minimum setback requirements:</u></p> <p>(2) Side yard:</p> <p>a. Principal structures: Ten (10) feet.</p> <p>b. Accessory structures: Ten (10) feet when between front and rear building lines and three (3) feet when behind the rear building line and ten (10) feet when in front of the front building line.</p> <p>(3) Rear yard:</p> <p>a. Principal structures: Ten (10) feet.</p> <p>b. Accessory structures: Three (3) feet.</p> <p><u>Sec. 30-47. - PRD Planned residential development district.</u></p> <p>(9) Minimum setback requirements shall be specifically established during the review and approval of the master plan. The following guidelines shall be used in establishing the building spacing and setbacks:</p> <p>Utility Services, Major is zoned in the AP, AR, AV, R-1, R-2, R-3, R-4, PRD, C-1, C-2, NC, PCD, PID, I-1, and I-2. See additional setback requirements for remaining zoning districts in the Bedford County Zoning Ordinance.</p>	
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<p>Campbell</p>	<p>86a. <i>Solar Energy Projects</i>. A renewable energy project that either (a) generates electricity from sunlight, ... or (b) utilizes sunlight as an energy source to heat or cool buildings, heat or cool water, or produce mechanical power ...</p> <p><u>ARTICLE V. BUSINESS ZONING DISTRICTS.</u></p> <p><u>Sec. 22-12.2. Business-Heavy Commercial Zoning District (B-HC).</u></p> <p><u>4. Yard requirements</u> BH-C: ... the adjacent side yard setback for the B-HC use shall be ten (10) feet, and the adjacent rear yard setback for the B-HC use shall be twenty-five (25) feet.</p> <p><u>ARTICLE VII. AGRICULTURAL ZONING DISTRICTS.</u></p> <p><u>Sec. 22-16. Agricultural zoning district A-1.</u></p> <p><u>3. Yard Requirements</u> A-1:... The minimum rear yard setback requirement for all uses shall be twenty-five (25) feet and the side yard setback shall be fifteen (15) feet, ...</p>	<p><u>ARTICLE V. BUSINESS ZONING DISTRICTS.</u></p> <p><u>Sec. 22-12.2. Business-Heavy Commercial Zoning District (B-HC).</u></p> <p><u>F. Buffering and Screening Requirements.</u> Where a lot in a B-HC district adjoins a Residential district or an Agricultural district, the buildings, structures, and parking lots on such lot shall be screened along the boundary line(s) with the Residential and/or Agricultural districts.....</p>
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<p>Caroline</p>	<p><u>ARTICLE XII - LOT AREA & OTHER DIMENSIONAL REQUIREMENTS WITHIN DISTRICTS</u></p> <p><u>Minimum Yard Requirements</u></p> <p><i>Setback, One-Side, Two-Sides, Rear - (Respectively).</i></p> <p>AP - 200', 50', 100', 50' RP - 150', 50', 100', 50' RR-2 - 75', 40', 80', 40' R-1 - 40', 15', 35', 35' R-2 - 40', 10', 20', 35' R-3 - 40', 15', 30', 35' B-1 - 40', 15', 30', 35' M-1 - 40', 15', 30', 15'</p> <p><u>Section 2 - Exemptions and Reductions</u> Public facilities and public utilities, as defined in Article II, may be exempted from or have the requirements of Article XII, Section 1 above modified subject to Special Exception approval in accordance with Article XVII, Sections 6 - 11 of the Caroline County Zoning Ordinance.</p>	<p>TBD</p>
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<p>Charlotte</p>	<p><u>Sec. 10-23. Solar Energy Systems.</u></p> <p>10-23-6. Setbacks. Large Scale Solar Energy Systems and Utility Scale Solar Energy Systems shall conform to all minimum building setback requirements for principal structures of the zoning district in which they are located, or fifty (50) feet, whichever is greater, unless otherwise prescribed by the Board of Supervisors as a condition of approval for a Conditional Use Permit.</p> <p><u>Article III. General Agricultural District</u></p> <p><u>§ Sec. 3-4. Setback regulations.</u></p> <p>All structures shall be at least 60 feet from any State maintained road right-of-way or 125 feet or more from the center line of any State maintained road, whichever is greater. All structures shall be 75 feet or more from the centerline of any privately maintained road in an approved residential subdivision.</p> <p><u>Sec. 3-5. Yard regulations.</u></p> <p>3-5-1. Side. The minimum side yard for each principal structure shall be at least 50 feet, and the total width of the two required side yards shall be at least 100 feet. Accessory structures shall be located at least 10 feet from the property line. All structures shall be at least 100 feet from the boundary of any General Residential or Village Center zoning district.</p> <p>3-5-2. Rear. Each principal structure shall have a rear yard of at least 70 feet. Accessory structures shall have a rear yard of at least 10 feet.</p> <p><u>Article VII. Intensive Agricultural District</u></p> <p><u>7-3-5. Setback for other permitted uses.</u></p>	<p><u>Sec. 10-23. Solar Energy Systems.</u></p> <p><u>10-23-10. Screening and Fencing for Utility Scale Solar Energy Systems.</u></p> <p>Utility Scale Solar Energy Systems shall be enclosed by security fencing not less than six (6) feet in height equipped with an appropriate anti-climbing device. The entire facility, including fencing, shall be screened from ground-level view of adjacent properties by a landscaped buffer zone at least 25 feet wide consisting of an evergreen and deciduous mix as approved by the Zoning Administrator, unless otherwise prescribed by the Board of Supervisors as a condition of approval for a Conditional Use Permit. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible and may be used in whole or in part to provide the required screening if they provide adequate screening from public view as determined by the Zoning Administrator. In the event that existing vegetation or land forms providing screening are disturbed, new plantings shall be provided which accomplish the same.</p>
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	<p>For permitted uses in the district other than confined animal feeding operations, the minimum front setback shall be 100 feet.</p> <p><u>Article VIII. General Industrial District</u></p> <p><u>§ Sec. 8-3. Setback regulations.</u></p> <p>8-3-1. Front setback (minimum): ten (10) feet</p> <p>8-3-2. Side setback (minimum): ten (10) feet</p> <p>8-3-3. Rear setback (minimum): ten (10) feet</p>	
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<p>Culpeper</p>	<p><u>ARTICLE 3. - AGRICULTURAL DISTRICT: A-1</u></p> <p><u>3-8. - Street Setback Regulations.</u></p> <p>No building or structure shall be located less than seventy-five (75) feet from any secondary or private road right-of-way or easement line; and, one hundred (100) feet from any primary highway right-of-way line. In no case shall any portion of a building or structure be located closer to the street right-of-way or easement than the setback line. In the case of corner lots, no building or structure shall be located closer than fifty (50) feet to the right-of-way or easement line of the side street.</p> <p><u>3-9. - Width and Yard Regulations.</u></p> <p>3-9-2 Minimum side yard: Each lot shall have a minimum side yard of forty (40) feet. The side yard requirement for accessory structures other than tenant units shall be twenty (20) feet.</p> <p>3-9-3 Minimum rear yard: Each lot shall have a minimum rear yard of fifty (50) feet. The rear yard requirement for accessory structures other than tenant units shall be twenty (20) feet.</p> <p><u>ARTICLE 4. - RURAL AREA DISTRICT: RA</u></p> <p><u>4-8. - Street Setback Regulations.</u></p> <p>No building or structure shall be located less than sixty (60) feet from any secondary or private road right-of-way or easement line; and, seventy-five (75) feet from any primary highway right-of-way line. In no case shall any portion of a building or structure be located closer to the street right-of-way or easement than the setback line. In the case of corner lots, no building or structure shall be located closer than forty (40) feet to the right-of-way or easement line of the side street.</p>	<p>TBD</p>
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	<p><u>4-9. - Width and Yard Regulations.</u></p> <p>4-9-2 Minimum side yard: Each lot shall have a minimum side yard of twenty-five (25) feet. The side yard requirement for accessory structures other than tenant units shall be fifteen (15) feet.</p> <p>4-9-3 Minimum rear yard: Each lot shall have a minimum rear yard of forty (40) feet. The rear yard requirement for accessory structures other than tenant units shall be fifteen (15) feet.</p>	
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<p>Fluvanna</p>	<p><u>ARTICLE 4. - AGRICULTURAL, GENERAL, DISTRICT A-1</u></p> <p><u>Sec. 22-4-3. - Residential density; minimum lot size; dimensional requirements.</u></p> <p>Minimum setback required (as measured from edge of right-of-way): (F) Minimum side yard: 50 feet (G) Minimum rear yard: 75 feet.</p> <p><u>ARTICLE 5. - RESIDENTIAL, LIMITED, DISTRICT R-1</u></p> <p><u>Sec. 22-5-4. - Setback regulations.</u> Structures shall be located seventy-five feet (75') or more from any street right-of-way. This shall be known as the "setback line."</p> <p><u>Sec. 22-5-6. - Yard regulations.</u> (A) Side. The minimum side yard for each main structure shall be twenty-five feet (25') on each side. (B) Rear. Each main structure shall have a rear yard of fifty feet (50') or more.</p> <p><u>ARTICLE 6. - RESIDENTIAL, GENERAL, DISTRICT R-2</u></p> <p><u>Sec. 22-6-6. - Yard regulations.</u> (A) Side. The minimum side yard for each main structure, including a group of attached dwelling units, shall be ten feet (10') on each side. (B) Rear. Each main structure shall have a rear yard of twenty-five feet (25') or more.</p> <p><u>ARTICLE 8. - RESIDENTIAL, LIMITED, DISTRICT R-4</u></p> <p><u>Sec. 22-8-6. - Yard regulations.</u></p>	<p>TBD</p>
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	<p>(A) Side. The minimum side yard for each accessory building and main structure, including a group of attached dwelling units, shall be ten feet (10') on each side.</p> <p>(B) Rear. Each main structure shall have a rear yard of twenty-five feet (25') or more, and no accessory building shall be placed within twenty-five feet (25') of any rear line.</p> <p><u>ARTICLE 9. - BUSINESS, GENERAL, DISTRICT B-1, ARTICLE 10. - BUSINESS, CONVENIENCE, DISTRICT B-C</u></p> <p><u>Sec. 22-9-6. - Yard regulations.</u> The minimum yard requirements for permitted uses adjoining or adjacent to a residential or agricultural district shall be fifty feet (50'). All parking lots and accessory uses shall be located not less than twenty-five feet (25') from any residential or agricultural district.</p> <p><u>ARTICLE 11. - INDUSTRIAL, LIMITED, DISTRICT I-1</u></p> <p><u>Sec. 22-11-6. - Yard regulations.</u> When permitted uses adjoin agricultural, residential, or business districts the minimum yard requirements shall be fifty feet (50'). All parking lots shall be located not less than twenty-five feet (25') from any residential or agricultural district.</p> <p><u>ARTICLE 12. - INDUSTRIAL, GENERAL, DISTRICT I-2</u></p> <p><u>Sec. 22-12-6. - Yard regulations.</u> When permitted uses adjoin I-1 or I-2 districts, there shall be no minimum side yard requirement except as otherwise required by law. When permitted uses adjoin A-1, R-1, R-2, R-3, R-4, PRD, PUD, B-1 and C-1 districts the minimum yard requirements shall be fifty feet (50'). The foregoing notwithstanding, there shall be no minimum side</p>	
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	<p>yard requirement for any property adjacent to a property owned by the Virginia Department of Corrections.</p>	
<p>Gloucester</p>	<p><u>Sec. 9-28. - Solar energy facilities.</u></p> <p>c. iii. Setbacks as set out below, unless otherwise prescribed by the Board of Supervisors as a condition of approval for a conditional use permit.</p> <p>1. Front, side, and rear setbacks shall be a minimum of thirty (30) feet.</p> <p>2. On a side facing a public right-of-way, the minimum setback shall be fifty (50) feet</p>	<p><u>Sec. 9-28. - Solar energy facilities.</u></p> <p>iv. Buffering as required based on the visual impacts of the project- based on 9-28.5(b) or as required by the Board of Supervisors as a condition of approval for a conditional use permit. Required buffers shall be placed or preserved between the required fencing and adjoining properties and/or adjacent rights-of-way. On a side facing a public right-of-way, and where no vegetated buffer exists, required screening shall be placed within the twenty-five (25) feet closest to the perimeter of the site area.</p> <p><i>9-28.5(b)</i> - Project site development and landscape plans demonstrating that the solar project minimizes impacts on the visual character of an existing public right-of-way (ROW) or historic properties listed in Appendix B - Zoning, article 6, section 6-1, the Virginia Landmarks Register, or the National Register of Historic Places.</p>

<p>Greenville</p>	<p><u>ARTICLE 24 SOLAR FACILITIES</u></p> <p><u>24-6 Minimum development standards</u></p> <p>(e) The minimum setback from the fencing to all exterior property lines shall be 150 feet.</p>	<p><u>ARTICLE 24 SOLAR FACILITIES</u></p> <p><u>24-6 Minimum development standards</u></p> <p>(e) The facilities, including fencing, shall be significantly screened from the ground-level view of adjacent properties by a buffer zone at least 100 feet wide that shall be landscaped with plant materials consisting of an evergreen and deciduous mix (as approved by County staff), except to the extent that existing vegetation or natural land forms on the site provide such screening as determined by the zoning administrator. In the event, existing vegetation or land forms providing the screening are disturbed, new plantings shall be provided which accomplish the same. Opaque architectural fencing may be used to supplement other screening methods but shall not be the primary method.</p>
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<p>Halifax</p>	<p><u>ARTICLE V.II. - SOLAR ENERGY FACILITIES</u></p> <p><u>Sec. 53-158. - Location, appearance, and operational requirements.</u></p> <p>(D) The project area shall be set back a distance of at least 75 feet from all public rights-of-way and main buildings on adjoining parcels, and a distance of at least 25 feet from adjacent property lines. Exceptions may be made for adjoining parcels that are owned by the applicant. Increased setbacks up to 100 feet and additional buffering may be included in the conditions for a particular permit. Solar energy facilities also shall meet all setback requirements for primary structures for the zoning district in which the facility is located in addition to the requirements set forth above. Access, erosion and stormwater structures, and interconnection to the electrical grid may be made through setback areas provided that such are generally perpendicular to the property line.</p>	<p><u>ARTICLE V.II. - SOLAR ENERGY FACILITIES</u></p> <p><u>Sec. 53-158. - Location, appearance, and operational requirements.</u></p> <p>(f) <i>Vegetative buffer.</i> A vegetated buffer sufficient to mitigate the visual impact of the facility is required. The buffer shall consist of a landscaped strip at least 15 feet wide, shall be located within the setbacks required under subsection (d), and shall run around the entire perimeter of the property. The buffer shall consist of existing vegetation and, if deemed necessary for the issuance of a conditional use permit, an installed landscaped strip consisting of multiple rows of staggered trees and other vegetation. This buffer should be made up of plant materials at least three feet tall at the time of planting and that are reasonably expected to grow to a minimum height of eight feet within three years. The planning commission or board of supervisors may require increased setbacks and additional or taller vegetative buffering in situations where the height of structures or the topography affects the visual impact of the facility. Non-invasive plant species and pollinator-friendly and wildlife-friendly native plants, shrubs, trees, grasses, forbs and wildflowers must be used in the vegetative buffer. Fencing must be installed on the interior of the buffer. A recommendation that the screening and/or buffer creation requirements be waived or altered may be made by the planning commission when the applicant proposes to use existing wetlands or woodlands, as long as the wetlands or woodlands are permanently protected for use as a buffer. Existing trees and vegetation may be maintained within such buffer areas except where dead, diseased or as necessary for development or to promote</p>
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		<p>healthy growth, and such trees and vegetation may supplement or satisfy landscaping requirements as applicable. If existing trees and vegetation are disturbed, new plantings shall be provided for the buffer. The buffer shall be maintained for the life of the facility.</p>
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<p>Henrico</p>	<p><u>ARTICLE V. - R-0, R-0A, R-1, R-1A, R-2, R-2A, R-3, R-3A, R-4 AND R-4A ONE-FAMILY RESIDENCE DISTRICTS; USES</u></p> <p><u>Sec. 24-12. - Conditional uses permitted by special exception.</u></p> <p>(c) Public utility structures and facilities ...</p> <p><u>ARTICLE VIII. - URBAN MIXED USE DISTRICT; USES</u></p> <p><u>Sec. 24-32. - Principal uses permitted.</u></p> <p>(z) Public utility structure and facility ...</p> <p><u>Sec. 24-34. - Development standards.</u></p> <p>(o) Minimum yard (setbacks) and lot width and area. The master plan shall set forth the minimum lot area, lot width, and yard (front, rear, or side) requirements.</p> <p><u>ARTICLE XXI. - HEIGHT, LOT, YARD AND BUILDING REGULATIONS</u></p> <p><u>Sec. 24-94. - Table of regulations.</u></p> <p>R-O: Side yard – 40, rear yard – 50 R-0A: Side yard – 40, rear yard – 50 R-1: Side yard – 40, rear yard – 50 R-1A: Side yard – 40, rear yard – 50 R-2: Side yard – 20, rear yard – 45 R-2A: Side yard – 20, rear yard – 45 R-3: Side yard – 20, rear yard – 40 R-3A: Side yard – 20, rear yard – 40 R-4: Side yard – 20, rear yard – 40 R-4A: Side yard – 20, rear yard – 40</p>	<p><u>ARTICLE VIII. - URBAN MIXED USE DISTRICT; USES</u></p> <p><u>Sec. 24-34. - Development standards.</u></p> <p><u>(8) Screening.</u></p> <p>a. Walls, fences, and plantings shall be utilized to physically reinforce an edge or street wall condition and to improve the visual environment of the UMU district.</p> <p>b. Screening devices shall be required whenever:</p> <p><u>(9) Minimum screening requirements.</u></p> <p>a. The minimum planting area width for screen landscaping shall be ten feet. The screen landscaping strip shall not be located in areas identified for public improvement projects or in public easements.</p> <p>b. The screen landscaping strip shall consist of existing vegetation, proposed landscaping, berms, an opaque wall, or a combination thereof.</p> <p>d. If a proposed use within the UMU district abuts an incompatible or less intense district or use, the landscape buffer between the districts or uses shall be a minimum of 35 feet.</p> <p>The director of planning may approve an alternative buffer that minimizes the adverse effects on the less intense district or use.</p>
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<p>James City</p>	<p><u>DIVISION 7. - LOW-DENSITY RESIDENTIAL DISTRICT, R-6</u> <u>Sec. 24-329. - Uses permitted by special use permit only.</u> Electrical generation facilities (public or private), electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more.</p> <p><u>Sec. 24-333. - Yard regulations.</u> (a) Side. The minimum side yard shall be 15 feet for each main structure. Except for that indicated in section 24-331, the minimum side yard for accessory structures shall be five feet; however, the minimum side yard for accessory buildings exceeding one story shall be 15 feet. (b) Rear. Each main structure shall have a minimum rear yard setback of 35 feet. Except for that indicated in section 24-331, the minimum rear yard for accessory structures shall be five feet; however, the minimum rear yard for accessory, buildings exceeding one story shall be 15 feet.</p> <p><u>DIVISION 16. - PUBLIC LAND DISTRICT, PL</u></p> <p><u>Sec. 24-535.6. - Yard requirements.</u> (a) Side. The minimum side yard for each main structure shall be 15 feet. The minimum side yard for accessory structures shall be five feet, except that accessory buildings exceeding one story shall have a minimum side yard of 15 feet. All landscape areas, in accordance with section 24-101 (c), shall contain any existing trees and/or supplemental plantings in conformance with section 24-96. (b) Rear. Each main structure shall have a rear yard of 35 feet or more. The minimum rear yard for accessory structures shall be five feet, except that accessory buildings exceeding one story shall have a minimum rear yard of 15 feet. All landscape areas, in accordance with section 24-101 (c), shall contain any existing trees and/or supplemental plantings in conformance with section 24-96.</p>	<p><u>LB, Limited Business District; B-1, General Business District; M-1, Limited Business/Industrial District; M-2, General Industrial District; RT, Research and Technology District; PL, Public Lands District:</u></p> <p>(1) Side and rear landscape area: A landscape area adjoining all side and rear property lines shall be provided which is at least 15 feet in width. Along the rear property lines, such landscape area may be reduced to a minimum of ten feet in width or five percent of the average lot depth, whichever is greater, on lots less than 65,000 square feet which were recorded or legally in existence prior to July 3, 1990. Such landscape area shall be landscaped in accordance section 24-98. Such area may be broken by necessary driveways or utilities perpendicular to the property line. (2) Special requirements for industrial uses: Landscape standards in section 24-96 and section 24-97 for certain landscape areas shall be reduced for all uses in M-2 or RT districts, or for industrial uses in M-1 districts, when the following requirements of this paragraph are met. For purposes of this section, industrial uses shall include any permitted use or use permitted by special use permit in an M-2 or RT district except automobile service stations, offices, employment agencies, or schools.</p>
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	<p>DIVISION 2. - GENERAL AGRICULTURAL DISTRICT, A-1</p> <p><u>Sec. 24-217. - Yard regulations.</u></p> <p>(a) Side. The minimum side yard for each main structure shall be 15 feet. The minimum side yard for accessory structures shall be five feet, except that accessory buildings exceeding one story shall have a minimum side yard of 15 feet.</p> <p>(b) Rear. Each main structure shall have a rear yard of 35 feet or more. The minimum rear yard for accessory structures shall be five feet, except that accessory buildings exceeding one story shall have a minimum rear yard of 15 feet.</p> <p><u>DIVISION 10. - GENERAL BUSINESS DISTRICT, B-1</u></p> <p><u>Sec. 24-393. - Yard requirements.</u></p> <p>(a) Buildings shall be located 20 feet or more from side or rear property lines. However, the minimum side yard shall be 50 feet if the side yard adjoins property in a residential district or an agricultural district that is designated for residential use on the Comprehensive Plan. The minimum rear yard shall be 50 feet if the rear yard adjoins property in a residential district or an agricultural district that is designated for residential use on the Comprehensive Plan. The minimum side and rear yards shall be increased an additional one foot for each one foot of building height in excess of 35 feet</p> <p>(b) All accessory structures shall be located at least ten feet from any side or rear lot line</p>	
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<p>King George</p>	<p><u>Sec. 4.16. - Solar farm.</u></p> <p><u>4.16.3. Solar systems, solar farm development standards:</u> 2. Active solar system structures must meet the following setbacks: Ground-mounted. Ground-mounted solar energy systems as part of a solar farm shall meet the minimum zoning setback for the applicable zoning district.</p> <p><u>Sec. 2.12. - Industrial district regulations.</u> 2.12.8. <u>Setback regulations.</u> No portion of any structure, except signs, shall be erected closer than 50 feet from any street or highway right-of-way.</p> <p>2.12.9. <u>Yard regulations.</u> Buffer areas may not be included in the measurement of any setback dimension.</p> <p>a. Side. The minimum width of each side yard for a main structure shall be 20 feet.</p> <p>b. Rear. Each main structure shall have a rear yard of at least 20 feet.</p>	<p><u>ARTICLE 7. - SITE PLAN REGULATIONS</u></p> <p><u>Sec. 7.5. - Final site plan.</u></p> <p><u>Sec. 7.6. - Standards and required improvements.</u></p> <p><i>(j) Landscape buffer standards.</i> In order to provide a year-round visual screen, industrial developments shall provide a minimum 30-foot-wide buffer along a side or rear property line where the site abuts a residential or agricultural zoning district or use. A minimum 15-foot-wide buffer shall be provided along a side or rear property line adjacent to a commercial zoning district or use.</p> <p>1. Trees, shrubs, berms, fencing or combinations thereof may be used to achieve the landscaping objectives. The landscape buffer shall meet at least the following minimum standards:</p> <p>a. Existing trees and vegetation within the landscape buffer shall be preserved to the greatest extent possible. Where existing vegetation is not adequate to achieve the visual screen, additional plants shall be installed as necessary to meet the objective.</p> <p>b. Landscape buffers shall be planted with vegetation at least equal to one large deciduous tree, one small deciduous tree, one evergreen tree and 20 shrubs for each 5,000 square feet of landscape buffer.</p> <p>c. Landscape buffers may be reduced by 50 percent by installing a minimum three-foot-high earth berm or a six-foot-high opaque fence in addition to the required plantings.</p>
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<p>King William</p>	<p><u>ARTICLE X. - CONDITIONAL USES</u></p> <p><u>Sec. 86-456. - Specific guides and standards.</u></p> <p><u>(g) Solar power stations.</u> <u>(3) Development standards.</u></p> <p>L. The minimum setback to property lines of properties zoned residential, agricultural, PUD Planned Unit Development, R-C Rural shall generally be 100 feet. Facilities may be located closer to such property lines based on mitigating their impacts by a reduced height, alternative designs, camouflaging or screening, however a power station may not be in any case located closer than 25 feet to such properties. The minimum setback to the property lines of properties zoned industrial, commercial or to any other property owned by the same owner as the subject property shall be that required by the zoning ordinance for other primary structures in that zoning district. Setback requirements may be reduced if agreed to in writing by the adjacent property owner but shall not be reduced below the minimum required by the zoning ordinance for other primary structures in that zoning district.</p>	<p><u>ARTICLE X. - CONDITIONAL USES</u></p> <p><u>Sec. 86-456. - Specific guides and standards.</u></p> <p><u>(g) Solar power stations.</u> <u>(3) Development standards.</u></p> <p>(i) The facilities, including fencing, shall be significantly screened from the ground-level view of adjacent properties zoned residential, agricultural, PUD Planned Unit Development, R-C Rural Conservation, dwellings not owned by the owner of the subject property and public rights-of-way by a buffer zone at least four feet wide that shall be landscaped with plant materials, except to the extent that existing vegetation or natural land forms on the site provide such screening. In the event existing vegetation or land forms providing the screening are disturbed, new plantings shall be provided which accomplish the same. Fencing may be used to supplement other screening methods, but shall not be the primary method. Screening requirements may be reduced if agreed to in writing by the adjacent property owner who the screening would serve.</p>
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<p>Lancaster</p>	<p><u>Article 28</u> <u>UTILITY SCALE SOLAR ENERGY FACILITIES</u></p> <p>28-5-2(C). Setbacks as required by ordinance or conditioned by the Board of Supervisors for approval of the Special Exception.</p> <p>1. Front, side, and rear setbacks shall be a minimum of 50 feet. Property lines or leased project area lines bordering a residential district shall require a 100’ setback.</p> <p>2. Parcel side facing a VDOT right of way or other public road setback shall be 75 feet from the edge of the right of way boundary. Parcels along route 200, 354 and route 3 shall have a 250’ setback from the edge of the VDOT right of way to closest infrastructure, including perimeter fencing.</p> <p>3. Side or rear setback facing an existing or leased solar operation or from property owned or leased by the applicant, may be reduced or eliminated by the Board of Supervisors contingent upon a signed affidavit from this party or parties agreeing to such a reduction.</p> <p>4. Setbacks shall be free of buildings, and any other above ground infrastructure. Driveways for access may enter closer than the setback, if approved, and should move away from the setback as soon as is feasible.</p>	<p><u>Article 28</u> <u>UTILITY SCALE SOLAR ENERGY FACILITIES</u></p> <p><u>28-5-2(D). Vegetated buffer.</u></p> <p>A vegetated buffer of 40’ in width is required within the setback area and out of and behind any VDOT or private road right of way. The buffer shall be around the entire project area, not necessarily the internal parcel boundaries, if the project involves more than one parcel or owner. This buffer shall consist of native plants to the maximum extent practical and feature specimens not listed on the Department of Conservation and Recreation Invasive Plant List. The planting schedule shall include at least four rows of medium to large evergreen shrubs (ex: myrica cerifera (morella cerifera)) spaced no further than three feet apart in the row. The rows should be no more than 10’ apart and no closer than 8 feet. Evergreen trees (ex: juniperus virginiana) shall be included in this planting area and spaced 10’ apart within each planting row. The specimens spaced within the planting rows or line shall be staggered from the adjacent rows in order to enhance the visual screening effect. The trees must be a minimum of 4 feet tall at planting and reach a height of 10 feet within 2 years. Shrubs shall be at least 12” tall at planting. Existing vegetation, or forest area, which meets or exceeds the buffer requirements, may be accepted in lieu of planting upon the written consent of the Zoning Administrator and shall be part of the Special Exception application for Board of Supervisors approval or modification.</p> <p>In areas where the nearest off project site or non-leased area, dwelling, or occupied structure is 1,000’ linear feet away or greater, the applicant may submit a plan for</p>
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		<p>natural buffer establishment. This plan would involve the cessation of mowing on a stabilized surface that results in natural recruitment of shrubs and trees within this unmowed area. The area shall be marked by staking and or signage and be at least 40' in width or greater, including curve and turn areas. The annual inspection requirement shall apply and require the naturally recruited vegetation to reach a height of 10' within 24 months or two seasons, whichever is greater. This naturally recruited woody vegetation should not be thinned to less than 20" DBH every 100' square feet and ground covers and shrubs should not be discouraged.</p> <p>Vegetation shall be inspected at least one year or one growing season after installation for survival; Individual specimens not surviving shall be replanted within the next available growing season. Vegetation shall be inspected annually by staff for screening effectiveness and will utilize views from the edge of the right of way and adjacent properties, as applicable.</p>
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<p>Louisa</p>	<p><u>DIVISION III. ZONING DISTRICT USE MATRIX</u></p> <p>Solar Generation Facility, Utility-scale allowed in all zoning districts under CUP.</p> <p><u>Sec. 86-133. - Agricultural (A-1) District - statement of intent; policy guidance.</u></p> <p><u>Sec. 86-138. - Setback regulations.</u> The setback regulations in the Agricultural (A-1) District shall be as provided in sec. 86-115.</p> <p><u>Sec. 86-115. - Setback regulations for buildings and structures – generally.</u> (7) Access easements of 10 to 50 feet serving family divisions: 10 feet from the edge of the right-of-way line. (8) Access easements serving common areas, utility lots or other non-subdivision related parcels: 10 feet from the edge of the right-of-way line.</p> <p><u>Sec. 86-336. - Agricultural (A-1) District within the growth area overlay district - statement of intent;</u></p> <p><u>Sec. 86-341 - Setback regulations.</u> The setback regulations in the Agricultural (A-1) District within the growth area overlay district shall be as provided in sec. 86-115.</p> <p><u>Sec. 86-344. - Yard regulations.</u> In the Agricultural (A-1) District, the Yard regulations shall be: (1) Side. (a) The minimum side yard setback shall be 25 feet for main structures. (b) The minimum side yard setback shall be 25 feet for detached accessory structures. (2) Rear. (a) The minimum rear yard setback shall be 40 feet for all main structures.</p>	<p><u>DIVISION V. GROWTH AREA OVERLAY STANDARDS</u></p> <p><u>Sec. 86-123. – Landscaping, buffering and screening.</u></p> <p>A. Commercial and civic uses; multifamily dwellings: 1. Landscaping (a) Street trees – Street trees shall be provided and placed along all existing and proposed streets and travel ways in the development. Trees shall be a large shade tree or evergreen with a minimum 2” caliper at the time of planting. Trees shall be planted in an even row adjacent to the right-of-way at a maximum distance of 35 feet on center. Where spacing allowances may be made to accommodate infrastructure elements. (b) Ornamental and shade trees – No less than one ornamental or shade tree will be placed in groupings around the site for every 2,500 square feet of the development area. (c) Parking lot trees – Such trees shall be provided and placed in elevated landscaped medians or islands throughout the parking facility. Medians or islands shall be no smaller than 9’ x 18’ in size. One such median or island is required for every 20 spaces of required parking. Each median or island is required to have one tree which meets the type and size requirements of street trees. (d) Shrubs – No less than 8 shrubs shall be required for every required tree. Such shrubs shall be provided and dispersed throughout the site with a heavier concentration along primary roads, secondary roads, entrances and landscaped medians or islands. Shrubs shall be a low growing variety and will not interfere with VDOT site distance</p>
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	<p>(b) The minimum rear yard setback shall be 40 feet for detached accessory structures.</p> <p><u>Sec. 86-356. - Agricultural (A-2) District within the growth area overlay district - statement of intent; policy guidance</u></p> <p><u>Sec. 86-361. - Setback regulations.</u> The setback regulations in the Agricultural (A-2) District within the growth area overlay district shall be as provided in sec. 86-116.</p> <p><u>Sec. 86-364. - Yard regulations.</u> In the Agricultural (A-2) district, the yard regulations shall be: (1) Side. (a) The minimum side yard setback shall be 20 feet for main structures. (b) The minimum side yard setback shall be 20 feet for detached accessory structures. (2) Rear. (a) The minimum rear yard setback shall be 35 feet for all main structures. (b) The minimum rear yard setback shall be 35 feet for detached accessory structures.</p> <p><u>Sec. 86-375. - Residential Limited (R-1) District within the growth area overlay district - statement of intent; policy guidance</u></p> <p><u>Sec. 86-380. - Setback Regulations.</u> In the Residential Limited District (R-1) within the growth area overlay district, the setback regulations shall be as provided in sec. 86-116.</p> <p><u>Sec. 86-383. - Yard regulations.</u> In the Residential Limited District (R-1) within the growth area overlay district, the Yard regulations shall be:</p>	<p>requirements. The purpose of shrubs provide additional planting in the vacant areas between trees and other features to improve the appearance of the overall development. Shrubs shall be place in groupings around the site according to best landscaping practices and approval by the zoning administrator.</p> <p>(e) Maintenance – Maintenance of required landscaping is the responsibility of the property owner in perpetuity.</p> <p>2. Screening (a) All dumpsters, loading areas and utilities shall be screened from view of the street and from view of adjacent properties by one or a combination of the following methods: a. Landscaping in addition to the requirements above, b. Opaque fencing designed to blend into the structure and landscaping, c. Extension of the building structure.</p> <p>B. Industrial uses: 1. Buffering and screening (a) Industrial uses shall be shielded from primary roads, secondary roads and adjacent properties by the use of buffers and screening. The buffering and screening area shall be no less than 100 feet. The width of the buffering and screening area may be increased by the Zoning Administrator based in the intensity of the use or the height of structures within the site. Buffering and screening may be accomplished with one or any combination of the following methods provided the purpose of this section is met: a. Landscaped berms b. Landscaping c. Existing trees d. New plantings that must be a minimum of 5’ in height at the time of planting.</p>
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	<p>(1) Side. (a) The minimum side yard setback shall be 15 feet for main structures. (b) The minimum side yard setback shall be 15 feet for detached accessory structures.</p> <p>(2) Rear. (a) The minimum rear yard setback shall be 35 feet for all main structures. (b) The minimum rear yard setback shall be 35 feet for detached accessory structures.</p> <p><u>Sec. 86-391. - Residential General (R-2) District within the growth area overlay district - Statement of intent; policy guidance.</u></p> <p><u>Sec. 86-396. - Setback regulations.</u> In the residential general district (R-2) within the growth area overlay district, the setback regulations shall be as provided in sec. 86-116.</p> <p><u>Sec. 86-399. - Yard regulations.</u> In the Residential General District (R-2) within the growth area overlay district, the yard regulations shall be:</p> <p>(1) Side. (a) The minimum side yard setback shall be 10 feet for main structures. (b) The minimum side yard setback shall be 10 feet for detached accessory structures.</p> <p>147</p> <p>(1) Rear. (a) The minimum rear yard setback shall be 25 feet for all main structures. (b) The minimum rear yard setback shall be 25 feet for detached accessory structures.</p>	<p>(b) Maintenance of required buffering and screening is the responsibility of the property owner in perpetuity.</p> <p>(c) Buffering and screening requirements may be waived or altered by the Zoning Administrator provided the project meets the intent of the requirements. Waivers and alterations can be applied for one of the following reasons:</p> <p>a. Required buffering and screening of the structures from a public road may be waived or altered if the road(s) only serve a planned industrial development where all uses are from an industrial use group.</p> <p>b. Required buffering and screening of the structures from an adjacent properties may be waived or altered if the adjacent properties are part of a planned industrial development where all uses are from an industrial use group.</p> <p>c. Any waivers or alterations to requirements above do not exempt screening and buffering for non-exempt areas of the property. Such waivers and alterations may not conflict with the purpose of the requirements.</p>
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<p>Mecklenburg</p>	<p><u>ARTICLE 7. - INDUSTRIAL M-1</u></p> <p><u>Section 7-3. - Yard regulations.</u></p> <p>(a) No part of any building shall be located any closer than 25 feet to any right-of-way which is 50 feet or larger or any closer than 50 feet to the centerline of any right-of-way which is less than 50 feet.</p> <p>(b) No part of any building shall be located any closer than 15 feet to any side or rear lot line except there shall be a zero setback on the side and rear lot lines when the adjoining or adjacent property either:</p> <p>(1) Is being used for commercial or industrial uses; or</p> <p>(2) Is zoned for any commercial or industrial use.</p> <p>*Defined as Utilities, electric generating facilities.</p> <p><u>ARTICLE 3. - AGRICULTURAL DISTRICT, ARTICLE 3A. - AGRICULTURAL LOW-DENSITY DISTRICT</u></p> <p><u>Section 3-3. - Yard regulations.</u></p> <p><i>The following yard regulations apply:</i></p> <p>(c) No part of any accessory structure shall be located any closer than ten feet to any side lot lines.</p> <p>(d) No part of any main structure shall be located any closer than 30 feet to any rear lot line.</p> <p>(e) No part of any accessory structure shall be located any closer than five feet to any rear lot line</p> <p>*Defined as Public Utilities</p>	<p><u>ARTICLE 7. - INDUSTRIAL M-1</u></p> <p><u>Section 7-5. - Screening.</u></p> <p>Buildings and uses that are required to be screened from public view and public highways must meet screening standards. The screen shall be within one foot of a common property line unless some greater or lesser distance is expressly provided for in the special exception permit and the screen shall be either a solid masonry wall, a uniformly painted solid board fence, eight feet in height or an evergreen hedge must be planted that will reach eight feet in height. Special variations may be made in areas requiring natural air circulation, unobstructed view, or other technical considerations necessary for proper equipment operation.</p>
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<p>Middlesex</p>	<p><u>15C-1. Large Scale, Small Utility Scale and Utility Scale Solar Facility Setbacks and Yard Requirements.</u></p> <p>a. Setbacks and yard requirements for Large Scale, Small Utility Scale and Utility Scale Solar Facilities shall be as follows:</p> <p>(RH) Resource Husbandry:</p> <p>No portion of any facility, except as exempted herein, shall be placed any closer than;</p> <p><u>500' from any Primary highway right-of-way.</u> <u>200' from any Secondary highway right-of-way.</u> <u>100' from any private right-of-way.</u> <u>100' from any property line.</u></p> <p>(LDR) Low Density Rural:</p> <p>No portion of any facility, except as exempted herein, shall be placed any closer than;</p> <p><u>500' from any Primary highway right-of-way.</u> <u>200' from any Secondary highway right-of-way.</u> <u>100' from any private right-of-way.</u> <u>100' from any property line.</u></p> <p>(A) Agriculture:</p> <p>No portion of any facility, except as exempted herein, shall be placed any closer than;</p> <p><u>500' from any Primary highway right-of-way.</u> <u>200' from any Secondary highway right-of-way.</u> <u>100' from any private right-of-way.</u></p>	<p><u>15C-3. Large Scale, Small Utility Scale, Utility Scale Solar Energy Facilities and Electric Energy Storage Facility Development Requirements</u></p> <p>b. The facilities, including fencing, shall be screened from the ground-level of adjacent properties and right of ways. In setback areas around the facility, a twenty-five-foot buffer will be maintained, consisting of either existing or new vegetation to screen the facility. Entrances to the facility do not require screening. Opaque architectural fencing shall be used where entrance gates are located or the entrance to the secured area shall be offset from the public highway sufficiently to obscure the view of the security gate. The location and layout of this vegetative buffer will be detailed in the landscaping Plan which will be approved as part of the Special Exception permit.</p>
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	<p><u>100' from any property line.</u></p> <p>*Note: Utility Scale Solar facilities are not permitted in the Agriculture District</p> <p><i>(VC) Village Community:</i></p> <p>No portion of any facility, except as exempted herein, shall be placed any closer than;</p> <p><u>1000' from any Primary or Secondary highway right-of-way.</u> <u>100' from any private right-of-way.</u> <u>100' from any property line.</u></p> <p>*Note: Utility Scale Solar facilities are not allowed in the Village Community District.</p> <p><i>(GB) General Business:</i></p> <p>No portion of any facility, except as exempted herein, shall be placed any closer than;</p> <p><u>1000' from any Primary or Secondary highway right-of-way.</u> <u>100' from any private right-of-way.</u> <u>100' from any property line.</u></p> <p>*Note: Utility Scale Solar facilities are not allowed in the General Business District.</p>	
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<p>Montgomery</p>	<p><u>Sec 10-21 A-1 Agricultural District</u></p> <p>6. <i>Building requirements.</i></p> <p>a. Minimum yards:</p> <p>ii. Side. Fifteen (15) feet for each principal structure.</p> <p>iii. Rear. Forty (40) feet.</p> <p><u>Sec 10-30 M-1 Manufacturing</u></p> <p>6. <i>Building requirements.</i></p> <p>a. Minimum yards.</p> <p>ii. Side. Thirty-five (35) feet when adjacent lot is residential district; ten (10) feet otherwise.</p> <p>iii. Rear. Thirty-five (35) feet when adjacent lot is residential district; ten (10) feet otherwise.</p> <p><u>Sec 10-31 M-L Manufacturing-Light</u></p> <p>6. <i>Building requirements.</i></p> <p>a. Minimum yards.</p> <p>i. Front. Fifty (50) feet when opposing street frontage is residential district; thirty-five (35) feet otherwise.</p> <p>ii. Side. Thirty-five (35) feet when adjacent lot is residential district; ten (10) feet otherwise.</p> <p>iii. Rear. Thirty-five (35) feet when adjacent lot is residential district; ten (10) feet otherwise.</p> <p><u>Sec 10-33 PIN Planned Industrial</u></p> <p>6. <i>Building requirements.</i></p> <p>a. Minimum yards.</p> <p>i. Front. Fifty (50) feet when opposing street frontage is residential district; thirty-five (35) feet otherwise.</p>	<p><u>Sec 10-30 M-1 Manufacturing, Sec 10-31 M-L Manufacturing-Light, Sec 10-33 PIN Planned Industrial</u></p> <p>7. <i>Use limitations.</i></p> <p>a. <i>Screening and buffering.</i> Notwithstanding other buffer, landscaping and screening requirements of this chapter, outside storage areas for materials, equipment or trash must be screened from adjacent streets or from adjacent land not zoned for industrial use. The purpose of such screening shall be to substantially reduce, but not necessarily eliminate, public views of outside storage areas. Acceptable screening shall be approved by the zoning administrator.</p>
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	<p>ii. Side. Thirty-five (35) feet when adjacent lot is residential district; ten (10) feet otherwise.</p> <p>iii. Rear. Thirty-five (35) feet when adjacent lot is residential district; ten (10) feet otherwise.</p> <p><u>Sec 10-34 PUD-COM Planned Unit Development-Commercial District</u></p> <p><i>6. Building requirements.</i></p> <p>a. Minimum yards. Yards shall be determined by designation of a base district designation from the GB or an R district on each: land bay in the approved concept development plan</p> <p><i>7. Use limitations</i></p> <p><i>e. Width, setbacks and yards.</i></p> <p>Minimum requirements for width, setbacks and/or yards other than as for base districts, and as established in subsection (f), shall be specifically established during the review and approval of the concept development plan. The following guidelines shall be used in establishing any width, setback and/or yard building spacing variations from requirements of subsection (f).</p> <p><u>Sec 10-35 PUD-RES Planned Unit Development-Residential District</u></p> <p><i>6. Building requirements.</i></p> <p><i>a. Minimum yards.</i></p> <p>Yards shall be determined by designation of a base district designation on each land bay in the approved concept development plan.</p>	
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<p>New Kent</p>	<p>Public utility facilities means telephone, electric and cable television lines, poles, equipment, structures, gas pipes, mains, valves, or structures, telephone exchanges and repeater stations and all other facilities, equipment and structures necessary for conducting a service by a government or public utility.</p> <p><u>ARTICLE II. - GENERAL AREA, FRONTAGE, YARDS, HEIGHT, SETBACK, PERFORMANCE REQUIREMENTS AND STANDARDS</u></p> <p><u>Sec. 98-62. - Table of land uses.</u> Conditional use in Business, Economic Opportunity, C-1, A-1, R-O, R-OA, R-1, R-1A, R-2, R-2A & MHP.</p> <p>C-1: Side yard - 25', Rear yard – 50' A-1: Side yard - 25', Rear yard – 50' R-O, OA: See section 98-412 for applicable requirements. 1, 1A: See section 98-412 for applicable requirements. R-2, 2A: See section 98-412 for applicable requirements. R-3: See section 98-412 for applicable requirements. MHP: See section 98-412 for applicable requirements.</p> <p><u>ARTICLE XII. - AREA, FRONTAGE, YARDS, HEIGHT, SETBACK AND BUILDING SIZE IN RESIDENTIAL DISTRICTS</u></p> <p><u>Sec. 98-411. - Table of regulations.</u></p> <p>See table in ordinance.</p> <p><u>Sec. 98-412. - Table of regulations' notes of explanation.</u></p> <p>See table in ordinance.</p>	<p><u>Sec. 98-1062. - Buffer requirements.</u></p> <p><i>(a) Purpose and intent.</i> New Kent County requires buffers to help preserve the county's rural character and to promote a more harmonious development pattern. Buffers shield potentially incompatible uses and zoning districts from each other, as well as providing an appropriate rural look and feel from the roadway</p> <p><i>(b) Buffer design standards.</i> (1) Buffers shall be continuous except where driveways or other breaks are necessary. Owners and applicants should curve driveways, to the extent possible, to assist the transitional buffer area in obstructing the view of the site and preserving a natural appearance. Multiple breaks of the transitional buffer area are not permitted unless required to provide efficient and safe access to the site and an internal circulation pattern on the site. (2) Accessory structures, storage, or off-street parking or loading shall not be located within the buffer (3) Utility easements shall not be located within buffers except for those that cross the buffer at a right angle. If the zoning administrator determines that a certain utility location or configuration is essential, and that this essential location or configuration conflicts with this standard, the administrator will permit different standards that achieve an equivalent buffering effect (4) Buffers are not required along zoning lines that follow public road rights-of-way</p> <p><i>(c) Transitional buffers.</i> Owners and applicants shall provide buffer screening between dissimilar uses and adjacent to existing uses in compliance with the three different buffer screening requirements described below:</p>
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		<p>(1) Buffer screening type A shall consist of a minimum 35-foot-wide visual buffer that shall average a rate of one large evergreen tree and one medium evergreen tree for every 15 linear feet.</p> <p>(2) Buffer screening type B shall consist of a minimum 50-foot-wide visual buffer that shall average one large evergreen tree plus one medium evergreen tree plus two small evergreen trees or shrubs for every 15 linear feet.</p> <p>(3) Buffer screening type C shall consist of a minimum 75-foot-wide visual buffer that shall average one large evergreen tree plus two medium evergreen trees plus three small deciduous, ornamental, or evergreen trees for every 15 linear feet. Owners and applicants must establish a type C buffer between industrial or commercial development and residential properties</p> <p>(4) The zoning administrator may reduce the planting ratios proportionately for the use of larger size nursery stock and for the preservation of healthy mature trees that are protected in accordance with the provisions of this chapter. The zoning administrator may approve other modifications of the layout and design standards contained herein for good cause shown. All modification requests shall be in writing, clearly explaining the reasons therefore</p> <p>(5) Transitional buffers shall be placed on the property bearing the higher intensity use to the extent possible. However if other provisions of this chapter require that either the shared buffer or the required buffer be placed on the less intense use; or if the zoning administrator approves that alternative during site plan review; or if subdivision agent approves that alternative during subdivision approval, then that placement can occur.</p> <p>(6) Transitional buffers shall be provided between dissimilar zoning districts, as depicted in the transitional</p>
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		buffer provision matrix below, provided however, that if the performance standards for a specific use require a greater buffer, that greater buffer shall be provided.
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<p>Northampton</p>	<p><u>§ 154.2.178 SOLAR ENERGY DISTRICT (SED).</u></p> <p><u>(B) Special regulations within a SED.</u></p> <p>(1) <i>Setbacks.</i> Basic setback requirements in a SED are shown in the table below.</p> <p><i>From Lankford Highway (US 13)</i> - 100 ft (primary uses), 150 (accessory uses).</p> <p><i>From other public access roads</i> - 60 ft (primary uses), 60 ft (accessory uses).</p> <p><i>From tidal waters and incorporated towns</i> - 150 ft (primary uses), 200 ft (accessory uses)</p> <p><i>From SED exterior boundary line when not increased by the above - 50 ft (primary uses), 50 ft (accessory uses)</i></p> <p><i>SED abutting US 13.</i> Access shall not be from US 13 if access is possible from a secondary road. If no secondary road is available, US 13 access is limited to one entrance per SED, constructed to current VDOT standards.</p>	<p><u>§ 154.2.178 SOLAR ENERGY DISTRICT (SED).</u></p> <p><u>(2) Performance standards within SED.</u></p> <p>(c) The entire SED, including the area underneath the solar panels, must be vegetated. Panels must be adequately spaced to ensure sufficient sunlight penetration to promote growth of vegetation. A plan must be submitted for maintenance of that vegetation, except for access roads and accessory structures.</p> <p>(e) The gross usable area will exclude any wetland areas that are regulated by the Northampton County Wetlands Board or the U.S. Department of the Interior (administered by the U.S. Army Corps of Engineers). All forested areas removed during construction or operation shall be mitigated by the creation of an equal number of acres of equivalent forest.</p> <p>(g) The following requirements shall govern the landscaping surrounding an SED:</p> <p>1. A vegetated buffer is required that consists of a landscaped strip at least 50 feet wide measured from each boundary line of the SED around the entire perimeter of the SED. Any fencing must be installed on the interior of the buffer. A recommendation that the screening and/or buffer creation requirements be waived may be made by the Planning Commission when the applicant proposes to use existing wetlands or woodlands, as long as the wetlands or woodlands are permanently protected for use as a buffer.</p> <p>2. SEDs shall be landscaped and maintained with a buffer of plant materials that are mature enough to effectively screen the view, to eight feet above ground level, of the solar panels from adjacent properties all year around. A landscape berm properly prepared to accept plants, up to</p>
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		<p>four feet high, may be used to assist reaching the required screening height. The screening must be fully established within five years and effectively maintained for the life of the SED. Non-invasive plant species must be used. (See www.NPS.gov National Park Service - USFWS “Plant Invaders of the Mid Atlantic Natural Areas.”)</p> <p>3. Existing vegetation may be removed only as authorized during the site plan review process to permit vehicular and utility access during construction of the facility and installation of transmission power lines.</p> <p><u><i>(B) Special regulations within a SED.</i></u></p> <p>(2) All setback areas must be vegetated. The vegetation must be maintained as effective soil sediment traps. The required screening buffer described above in division (A) (2) (f) shall be created within and on the interior side of the setback when it exceeds 50 feet.</p>
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<p>Orange</p>	<p><u>Sec. 70-1. - Definitions.</u> Public utility means any company which owns or operates facilities within the Commonwealth of Virginia for the generation, transmission or distribution of electric energy for sale, for the production, storage, transmission, or distribution, otherwise than in enclosed portable containers, of natural or manufactured gas or geothermal resources for sale for heat, light or power, or for the furnishing of telephone service.</p> <p><u>DIVISION 2. - AGRICULTURAL ZONING DISTRICT</u> Sec. 70-306. - Setback and yards. (a) In the agricultural zoning district, the regulations in this section shall apply to all buildings, all structures that require building permits, and all temporary or portable buildings greater than 150 square feet in floor area or greater than eight feet six inches in height. (b) For setbacks from primary highways, see section 70-646 et seq. (c) The setback from any secondary road or subdivision street with a right-of-way 50 feet or more in width shall be 35 feet from the right-of-way. (d) The setback from any secondary road or subdivision street with a right-of-way less than 50 feet in width shall be 85 feet from the centerline of the road. (e) The minimum side yard width for each main structure shall be 20 feet. A two family dwelling, which shall be constructed in a side-by-side arrangement unless otherwise permitted via section 70-1, shall have no side yard requirement for the main structure at the property line which separates the units. The minimum side yard width for each accessory structure shall be ten feet. (f) The minimum rear yard width for each main structure shall be 35 feet. The minimum rear yard width for each accessory structure shall be ten feet.</p>	<p>TBD</p>
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	<p>(g) For corner lots the side yard adjacent to the side street shall not be less than the minimum setback. For double-frontage lots the rear yard shall not be less than the minimum setback.</p> <p>(h) The zoning administrator may authorize construction of an unenclosed porch no more than ten feet deep to be attached to a single-family dwelling, irrespective of setbacks or required yards, upon finding in writing that such porch will not be detrimental to adjoining property or the intent of this chapter.</p> <p>(i) The setback for any new dwelling shall be a minimum of 50 feet from the shoreline of any body of water. Construction proposed to take place within any floodplain shall comply with those provisions as outlined in chapter 34.</p> <p><u><i>DIVISION 3. - LIMITED RESIDENTIAL ZONING DISTRICT</i></u></p> <p><u><i>Sec. 70-336. - Setback and yards.</i></u></p> <p>(a) In the limited residential district, regulations in this section shall apply to all buildings, all structures that require building permits, and all temporary or portable buildings greater than 150 square feet in floor area or greater than eight feet six inches in height.</p> <p>(b) For setbacks from primary highways, see section 70-646 et seq.</p> <p>(c) The setback from any secondary road or subdivision street shall be 35 feet from the right-of-way.</p> <p>(d) The minimum side yard width for each main structure shall be 20 feet. A two-family dwelling, which shall be constructed in a side-by-side arrangement unless otherwise permitted via section 70-1, shall have no side yard requirement for the main structure at the property line which separates the units. The minimum side yard width for each accessory structure shall be ten feet.</p> <p>(e) The minimum rear yard width for each main structure shall be 35 feet. The minimum rear yard width for each accessory structure shall be ten feet.</p>	
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	<p>(f) For corner lots, the minimum side yard width adjacent to the side street shall be 25 feet. For double-frontage lots, the minimum rear yard width shall be 35 feet.</p> <p>(g) The zoning administrator may authorize construction of an unenclosed porch no more than ten feet deep to be attached to a single-family dwelling, irrespective of setbacks or required yards, upon finding in writing that such porch will not be detrimental to adjoining property or the intent of this chapter.</p> <p>(h) The setback for any new dwelling shall be a minimum of 50 feet from the shoreline of any body of water. Construction proposed to take place within any floodplain shall comply with those provisions as outlined in chapter 34</p> <p><u><i>DIVISION 7. - LIMITED COMMERCIAL ZONING DISTRICT (C-1)</i></u></p> <p><u><i>Sec. 70-454. - Setback and yards.</i></u></p> <p>(a) In the limited commercial district, the regulations in this section shall apply to all buildings, all structures that require building permits, and all temporary or portable buildings greater than 150 square feet in floor area or greater than eight feet, six inches in height.</p> <p>(b) For setbacks from primary highways, see section 70-646 et seq.</p> <p>(c) The setback from any secondary road or subdivision street shall be 35 feet from the right-of-way.</p> <p>(d) The minimum side yard width shall be 20 feet.</p> <p>(e) The minimum rear yard width shall be 35 feet.</p> <p>(f) For corner lots, the minimum yard width adjacent to the side street shall be 35 feet. For double-frontage lots, the minimum rear yard width shall be 35 feet.</p> <p>(g) No more than two-thirds of any lot shall be covered with impervious surfaces such as buildings and parking lots.</p>	
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<p>Pittsylvania</p>	<p><u>SEC. 35-141. SOLAR ENERGY FACILITIES.</u></p> <p><u>SEC. 35-141(D). PERMITTING REQUIREMENTS FOR LARGE AND UTILITY SCALE SOLAR ENERGY FACILITIES.</u></p> <p>3. A site plan meeting the requirements of Chapter 35, Article V, Division 4 Pittsylvania County Code, including the following additional information and details:</p> <p>a) Property lines and setbacks as set out below, unless required setbacks are increased by the Board of Zoning Appeals as a condition of approval for a Special Use Permit.</p> <p>All aspects and components associated with a solar energy facility shall be no less than one hundred fifty (150) feet from any property line. No setbacks are required between the property lines of parcels that are adjacent to each other and within the project area of a single project.</p> <p>The project area shall be no less than two hundred (200) feet from the property line of any residential use located outside of the project area.</p>	<p><u>SEC. 35-141. SOLAR ENERGY FACILITIES.</u></p> <p><u>SEC. 35-141(D). PERMITTING REQUIREMENTS FOR LARGE AND UTILITY SCALE SOLAR ENERGY FACILITIES.</u></p> <p>(f) Buffering as required based on the visual impacts of the project or as required by the Board of Zoning Appeals as a condition of approval for a Special Use Permit. Required buffers shall be placed or preserved between any required fencing and adjoining properties and/or adjacent rights-of-way. Buffering or vegetative screening shall comply with Section 35-121 (15 feet). (Unless otherwise required, fencing required of applicants for zoning permit shall mean an approved fence which prevents viewing from one side to the other, which is of uniform construction and color, and which is not less than six (6) feet in height. Screening shall mean a planted buffer strip of trees or shrubs of not less than fifteen (15) feet in width and not less than eight (8) feet in height.)</p>
<p>Powhatan</p>	<p><u>Sec. 83-260. - Heavy Industrial (I-2) District</u></p> <p>Front yard depth, minimum. Lots fronting on Rt. 60 - 75 ft. Abutting all districts - 25 ft.</p> <p>Side yard depth and rear yard depth, minimum - 25 ft.</p> <p><u>Sec. 83-160. - Agricultural-10 (A-10) District, Sec. 83-150. - Agricultural-20 (A-20) District</u></p> <p>• Front yard depth, minimum. Along limited access/arterial roads - 100 ft. Along collector and local roads - 75 ft.</p> <p>Side yard depth, minimum - 25 ft.</p> <p>Rear yard depth, minimum - 40 ft.</p>	<p>TBD</p>

<p>Prince George</p>	<p><u>Sec. 90-16. - Solar energy facilities.</u></p> <p>(2) Ground-mounted solar energy facilities shall meet the minimum setbacks for principal structures in the zoning districts which they are located.</p> <p>(3) All small and large scale solar energy facilities shall meet a minimum 50-foot setback if they adjoin, or are adjacent to, a public right of way or residential property.</p> <p><u>ARTICLE II. - A-1 GENERAL AGRICULTURAL DISTRICT</u></p> <p><u>Sec. 90-56. - Setback regulations.</u></p> <p>In the A-1 general agricultural district, structures shall be 75 feet or more from any street right-of-way which is 50 feet or greater in width or 100 feet or more from the centerline of any street right-of-way less than 50 feet in width. This shall be known as the setback line. However, public utility distribution facilities and signs advertising the sale or rent of property may be erected up to the property line.</p> <p><u>Sec. 90-59. - Yard regulations.</u></p> <p>(a) Side. In the A-1 general agricultural district, the minimum side yard for each main structure shall be 15 feet, and the total width of two required side yards shall be 30 feet or more.</p> <p>(b) Rear. Each main structure shall have a rear yard of 35 feet or more.</p> <p><u>ARTICLE III. - R-A RESIDENTIAL AGRICULTURAL DISTRICT</u></p> <p><u>Sec. 90-106. - Setback regulations.</u></p> <p>In the R-A residential agricultural district, structures shall be 75 feet or more from any street right-of-way which is 50 feet or greater in width</p>	<p>TBD</p>
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	<p>or 100 feet or more from the centerline of any street right-of-way less than 50 feet in width. This shall be known as the setback line. However, public utility distribution facilities and signs advertising the sale or rent of property may be erected up to the property line.</p> <p><u>Sec. 90-109. - Yard regulations.</u></p> <p>(a) Side. In the R-A residential agricultural district, the minimum side yard for each main structure shall be 15 feet, and the total width of two required side yards shall be 30 feet or more.</p> <p>(b) Rear. Each main structure shall have a rear yard of 35 feet or more.</p> <p><u>ARTICLE IX. - B-1 GENERAL BUSINESS DISTRICT</u></p> <p><u>Sec. 90-395. - Setbacks.</u></p> <p>Buildings in a B-1 general business district shall be located 25 feet or more from any street right-of-way which is 50 feet or greater in width or 35 feet or more from the centerline of any street right-of-way less than 50 feet in width. Signs advertising the sale or rental of premises may be erected up to the property line. This shall be known as the setback line.</p> <p><u>Sec. 90-396. - Yards.</u></p> <p>For permitted uses in a B-1 general business district, the minimum side yard adjoining or adjacent to a residential agricultural district shall be ten feet, and offstreet parking shall be in accordance with the provisions contained in this chapter.</p> <p><u>ARTICLE X. - M-1 LIMITED INDUSTRIAL DISTRICT</u></p> <p><u>Sec. 90-446. - Setbacks.</u></p>	
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	<p>Buildings in an M-1 limited industrial district shall be located ten feet or more from any street right-of-way which is 50 feet or greater in width or 35 feet or more from the centerline of any street right-of-way less than 50 feet in width. Signs advertising the sale or rental of premises may be erected up to the property line. This shall be known as the setback line.</p> <p><u>Sec. 90-447. - Yards; offstreet parking.</u></p> <p>(a) For permitted uses in an M-1 limited industrial district, the minimum side yard adjoining or adjacent to a residential or agricultural district shall be ten feet. The side yard of corner lots shall be 20 feet or more.</p> <p><u>ARTICLE XI. - M-2 GENERAL INDUSTRIAL DISTRICT</u></p> <p><u>Sec. 90-496. - Setbacks.</u></p> <p>Buildings in an M-2 general industrial district shall be located ten feet or more from any street right-of-way which is 50 feet or greater in width or 35 feet or more from the centerline of any street right-of-way less than 50 feet in width. Signs advertising the sale or rental of premises may be erected up to the property line. This shall be known as the setback line.</p> <p><u>Sec. 90-497. - Yards; offstreet parking.</u></p> <p>(a) For permitted uses in an M-2 general industrial district, the minimum side yard adjoining or adjacent to a residential or agricultural district shall be ten feet. The side yard on a corner lot shall be 20 feet or more.</p> <p><u>ARTICLE XII. - M-3 HEAVY INDUSTRIAL DISTRICT</u></p>	
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	<p><u>Sec. 90-546. - Setbacks.</u></p> <p>Buildings in the M-3 heavy industrial district shall be located 75 feet or more from any street right-of-way which is 50 feet or greater in width or 100 feet or more from the centerline of any street right-of-way less than 50 feet in width. Signs advertising the sale or rental of premises may be erected up to the property line. This shall be known as the setback line.</p> <p><u>Sec. 90-547. - Yards; offstreet parking.</u></p> <p>(a) For permitted uses in the M-3 heavy industrial district, the minimum side yard adjoining or adjacent to a residential or agricultural district shall be 200 feet. The minimum rear yard shall be 35 feet.</p>	
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<p>Prince William</p>	<p><u>PART 100. - DEFINITIONS</u> Solar energy facility: A facility primarily consisting of activities, applications or devices designed to convert sunlight into electricity for storage and/or distribution from one property to others through the transmission grid. Solar energy facility shall not include residential or non-residential properties containing solar technology used primarily to generate electricity for on-site use.</p> <p><u>PART 301. - AGRICULTURAL DISTRICTS</u> <u>Sec. 32-301.06. - Setbacks.</u> 3. The minimum rear setback shall be 25 feet. 4. The minimum side setback shall be 15 feet, except the side setback may be reduced to ten feet when properties of similar acreage within the vicinity have a ten-foot side yard setback.</p> <p><u>PART 401. - COMMERCIAL DISTRICTS</u> <u>Sec. 32-401.15. - Setbacks.</u> 2. Except where other provisions of this chapter operate to impose a greater setback, a minimum setback of 25 feet from the common property line for all structures and uses shall be required when the side or rear of a lot within a B-1 District abuts an agricultural or residential district.</p> <p><u>PART 403. - INDUSTRIAL DISTRICTS</u> <u>Sec. 32-403.15. - Setbacks.</u> 2. When the side or rear of a lot within a M-1 District abuts a commercial or office district, a minimum setback of 20 feet from the common property line shall be required for all structures and uses; 3. When the side or rear of a lot within a M-1 District abuts an agricultural or residential district, a minimum setback of 50 feet from</p>	<p><u>Sec. 32-250.32. - Buffer area standards.</u></p> <ol style="list-style-type: none"> 1. Buffer areas shall preserve existing vegetation, as appropriate, or shall be landscaped in accordance with section 800 of the Design and Construction Standards Manual. All plants and other screening shall be maintained by the owner of the buffer in a state of good repair and shall be replaced or repaired promptly as appropriate. 2. Utility and other easements shall not be located within any buffer area except as otherwise expressly permitted in this chapter. Minimal easement crossings, and sidewalks and trails shall be permitted in accordance with section 800 of the Design and Construction Standards Manual. 3. For non-residential lots of three acres or less, up to a 25% reduction of a buffer width shall be allowed for landscaped runoff reduction BMP facilities (bioretention, etc.) and for utility easements proposed parallel to one edge of the buffer. The maximum reduction of the buffer shall be 25% and shall be subject to the following conditions: For landscaped runoff reduction BMP facilities: <ol style="list-style-type: none"> (a) The buffer reduction shall include the required stormwater easement for the facility; (b) Equivalent landscaping plant units required by the Design and Construction Standards Manual are provided within the buffer; (c) Environmental requirements (ex. tree cover, open space) shall still be met; (d) Stormwater requirements shall still be met; (e) Riparian/RPA/floodplain buffers shall still be met;
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	<p>the common property line shall be required for all structures and uses;</p> <p>4. When other provisions of this chapter operate to impose greater setback requirements, than subsections 1., 2. and 3. above, such other provisions shall prevail.</p>	<p>(f) Highway Corridor Overlay District requirements shall still be met; and</p> <p>(g) The buffer widths abutting residentially zoned or planned lot lines shall not be modified, except as otherwise provided in Section 800 of the Design and Construction Standards Manual.</p> <p>For utility easements proposed parallel to one edge of the buffer:</p> <p>(a) The easement holder must agree in writing to allow planting of the easement in accordance with the planting requirement of the buffer it reduces;</p> <p>(b) Such agreement will be incorporated into the approved site/subdivision plan;</p> <p>(c) The easement must be planted in accordance with the planting requirements of the buffer it reduces. If permission cannot be obtained to plant within the easement, the plantings that would be required within the eliminated portion of the buffer may be approved to be placed within the remaining buffer by the Planning Director and Public Works Director through a request at site plan;</p> <p>(d) Environmental requirements (ex. tree cover, open space) shall still be met;</p> <p>(e) Stormwater requirements shall still be met;</p> <p>(f) Riparian/RPA/floodplain buffers shall still be met;</p> <p>(g) Highway Corridor Overlay District requirements shall still be met; and</p> <p>(h) The buffer widths abutting residentially zoned or planned lot lines shall not be modified, except as otherwise provided in Section 800 of the Design and Construction Standards Manual.</p> <p>Any property not meeting the requirements and conditions of this Section shall retain its right to request</p>
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		<p>all other waivers and modification provided for within the DCSM.</p> <p>4. Concurrent with its approval of a rezoning or special use permit, the Board of County Supervisors may waive or modify buffer area standards in lieu of buffer areas shown on the master zoning plan, general development plan, or Special Use Permit plan associated with the application. The Board of County Supervisors may consider the alternative compliance criteria specified in section 800 of the Design and Construction Standards Manual when considering a request for a waiver or modification of a buffer. The Board may approve the waiver or modification upon finding that the waiver or modification will not have an adverse impact on the existing or future development of the adjacent property or properties.</p> <p>5. Except where otherwise permitted in this chapter or the Design and Construction Standards Manual, buildings, structures, retaining walls three feet or greater in height (except when placed at the inside edge and used to retain existing vegetative cover), active recreation facilities, parking areas, loading areas, sidewalks, trails, and golf cart paths shall not be located in the buffer areas between dissimilar uses. 6. For non-residential lots of three acres or less, a 6-foot-tall board on board, solid masonry fence/wall, or equivalent barrier may be substituted for 50% of the plant unit required by the Design and Construction Standards Manual.</p>
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<p>Pulaski</p>	<p><u>4.3 Agricultural (A)</u> <u>C. Lot Standards</u> Building Setbacks. Front: 35 feet. Side: 20 Feet. Rear: 35 Feet.</p> <p><u>4.4 Conservation (C)</u> <u>C. Lot Standards</u> Building Setbacks. Front: 35 feet. Side: 20 Feet. Rear: 35 Feet.</p> <p><u>4.12 Light Industrial (LI)</u> <u>C. Lot Standards</u> Building Setbacks. Front: 50 feet Side: 20 Feet. Rear: 50 Feet.</p> <p><u>4.13 Industrial (I)</u> <u>C. Lot Standards</u> Building Setbacks. Front: 50 feet. Side: 50 Feet. Rear: 50 Feet.</p> <p><u>4.14 Planned Industrial (PID)</u> <u>C. Lot Standards:</u> Building Setbacks. 10' to all internal lot lines in PID unless Building Code requires greater distance.</p> <p>See PUD and AO zoning districts in Pulaski County Zoning Ordinance.</p>	<p>TBD</p>
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<p>Shenandoah</p>	<p><u>165-4 Definitions</u> <i>Large-scale solar facility</i></p> <p><u>165-12 Agriculture District (A-1)</u> <i>E. Yard regulations.</i> (2) Side yard. Each side yard for each main structure shall be a minimum of 40 feet. No accessory building shall be located closer than 20 feet to any side property boundary line. (3) Rear yard. Each main structure shall have a rear yard of 90 feet or more. Accessory buildings may be built to within 10 feet of rear property line. (4) Lots adjoining an industrial zoned district. No residential structure shall be constructed closer than 100 feet to any adjacent property line if that property is an industrial-zoned district or contains an industrial use; however, this distance may be reduced to 50 feet for side or 60 feet for rear yards if a screen buffer consisting of total screening is provided.</p> <p><u>165-12.1 Rural Residential – Agricultural</u></p> <p><i>E. Yard regulations.</i> (2) Side yard. Each side yard for each main structure shall be a minimum of 60 feet. No accessory building shall be located closer than 30 feet to any side property boundary line. (3) Rear yard. Each main structure shall have a rear yard of 90 feet or more. Accessory buildings may be built to within 10 feet of the rear property line. (4) Lots adjoining an industrial zoned district. No residential structure shall be constructed closer than 100 feet to any adjacent property line if that property is an industrial zoned district or contains an industrial use; however, this distance may be reduced to 50 feet for side or 60 feet for rear yards if a screen buffer consisting of total screening is provided.</p>	
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	<p><u>165-13 Low Density Residential</u> <u>165-14 Medium Density Residential</u></p> <p><u>E. Yard regulations.</u> (2) Side yard. Each side yard on a lot shall be a minimum of 15 feet. (3) Rear yard. Each rear yard on a lot shall be a minimum of 30 feet for a principal structure. Accessory buildings may be built to within five feet of the rear property line. (4) Lots adjoining an industrial-zoned district. No residential structure shall be constructed closer than 100 feet to any adjacent property line if that property is an industrial-zoned district or contains an industrial use; however, this distance may be reduced to 50 feet for side or 60 feet for rear yards if a screen buffer consisting of total screening is provided.</p> <p><u>165-15 High Density Residential</u> D. Yard regulations. (2) Side yard. Each side yard on a lot shall be a minimum of 10 feet. (3) Rear yard. Each rear yard on a lot shall be a minimum of 25 feet. Accessory buildings may be built to within five feet of the rear property line</p> <p><u>165-15.1 Rural Growth Residential District</u></p> <p><u>E. Yard regulations.</u> (2) Side yard. Each side yard on a lot shall be a minimum of 10 feet. (3) Rear yard. Each rear yard on a lot shall be a minimum of 25 feet for a main structure. Accessory buildings may be built to within five feet of the rear property line. (4) Lots adjoining an industrial-zoned district. No residential structure shall be constructed closer than 100 feet to any adjacent property line if that property is an industrial-zoned district or contains an industrial use; however, this distance may be reduced to 50 feet for side or 60</p>	
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	<p>feet for rear yards if a screen buffer consisting of total screening is provided.</p> <p><i>See remaining regulations for local business, general business, general industrial, limited industrial in Shenandoah County Ordinance.</i></p>	
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<p>Southampton</p>	<p><u>ARTICLE XXII. - UTILITY SCALE SOLAR ENERGY PROJECT FOR SOUTHAMPTON COUNTY</u></p> <p><u>Sec. 18-625. - Location, appearance, and operation of a project site.</u></p> <p>(d) Setbacks. Setbacks for buildings and equipment installed in conjunction with a utility scale solar project shall follow Section 18-286 of the Southampton County Code. Buildings and equipment may cross property lines interior to the utility scale solar project, however, subsequent to development, should properties be removed from the project, perimeter setbacks must be installed on properties remaining within the project.</p> <p><u>Sec. 18-286. - Yard and setback regulations.</u></p> <p>(1) On a U.S. or state primary highway: 75' (front yard), 50' (side yard), 35' (rear yard).</p> <p>(2) On a secondary highway or other street or road: 50' (front yard), 50' (side yard), 35' (rear yard).</p>	<p><u>ARTICLE XXII. - UTILITY SCALE SOLAR ENERGY PROJECT FOR SOUTHAMPTON COUNTY</u></p> <p><u>Sec. 18-633. - Landscape and noxious weeds plan.</u></p> <p>As part of the conditional use permit application, zoning map amendment request, or site plan approval request, a landscape plan for the perimeter of the project in areas that the required fencing will abut a public right-of-way or a property used for residential, cemetery, school, structure with documented historic significance, or church purposes must be provided as necessary. Such plan must provide an intermittent screen along such roadways and above-outlined property to reflect the agricultural nature of the surrounding countryside. Plantings at intersections are to reduce the visual impacts of the solar panels and equipment on drivers. Plantings along the public rights-of-way are not meant to completely screen the solar installation, but to break up the impact of the installation on drivers and nearby residents. Plantings in areas that abut residential and other uses outlined above as necessary shall provide an opaque screen of the solar installation to the abutting residents. Such plans shall to the greatest extent possible use native and locally adapted vegetation. Four (4) foot tall landscaped berms planted with grass shall be required as necessary abutting all public rights-of-way as well as existing residential properties, with such requirements specifically imposed by the board of supervisors at the time a conditional use permit is issued. The landscape plan shall also include information regarding the grass or ground cover to be installed within the solar installation. Such ground cover or grass is limited in height to twelve (12) inches by Southampton County Code Section 10-48, and the use of</p>
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		<p>native or locally adapted vegetation is sought to the greatest extent. The landscape plan shall also include a landscape and turf maintenance plan.</p>
<p>Suffolk</p>	<p><i>SEC. 31-724. - SOLAR ENERGY FACILITIES.</i></p> <p><i>(a) DIMENSIONAL STANDARDS.</i></p> <p>(1) Ground-mounted solar energy facilities and systems shall meet the following dimensional standards:</p> <p>Minimum Setbacks: 50 feet</p>	<p><i>SEC. 31-724. - SOLAR ENERGY FACILITIES.</i></p> <p><i>(b) INSTALLATION AND DESIGN.</i></p> <p>(6) Any solar energy facility shall be required to have a minimum 15-foot vegetated buffer or a 50-foot buffer where adjacent to a residential use or zoning district in accordance with the following landscaping standards:</p> <p>A. In those instances where the existing natural vegetation and topography are insufficient to achieve continuous opaque screen a planted buffer shall be installed so that within two (2) years of planting the screening shall be complete. If the planting fails to provide the required of screening by the end of that time, the solar farm developer shall be required to install a full height green heavy-duty, UV stabilized, knitted polyethylene screening fabric on the portion of the fence not being completely screened.</p> <p>B. With the exception of any required planting, buffers shall remain undisturbed.</p>

<p>Surry</p>	<p><u>ARTICLE IV. - SOLAR ENERGY ORDINANCE</u></p> <p><u>Sec. 10-155. - Setbacks.</u> All aspects and components of a solar farm shall meet the minimum zoning setbacks for the zoning district in which it is located.</p> <p><u>3-900. - M-1 General Industrial District, 3-1000. - M-2 General Industrial District</u></p> <p><u>Sec. 3-904. - Height, bulk, and yard requirements.</u></p> <p><i>B. Minimum front yard setbacks:</i></p> <ol style="list-style-type: none"> 1. On primary highway: 75 feet. 2. On secondary highway or other street: 50 feet. 3. Accessory structures shall only be allowed in the side or rear yard (behind the front face of the principle building). <p><i>C. Minimum side yard setback:</i></p> <ol style="list-style-type: none"> 1. None, but a buffer yard is required on lots adjacent to residential and agricultural zoning districts (see section 5-400). 2. Accessory structures shall only be allowed in the side or rear yard (behind the front face of the principle building). <p><i>D. Minimum rear yard setback:</i></p> <ol style="list-style-type: none"> 1. All structures: 25 feet, but a buffer yard is required on lots adjacent to residential and agricultural zoning districts (See section 5-400). 	<p><u>ARTICLE IV. - SOLAR ENERGY ORDINANCE</u></p> <p><u>DIVISION 4. - SITE DEVELOPMENT REQUIREMENTS</u></p> <p><u>Sec. 10-158. - Buffers and landscaping.</u></p> <p>A continuous evergreen vegetative buffer shall be present and maintained at all times around the perimeter of the exterior of the fencing and gates which are required around the perimeter of the solar farms as stipulated in appendix A, article IV, supplementary regulations, section 4-607, utility service/major. (Option B: 6' screening & 25' buffer or 25' buffer and vegetation rows). The continuous evergreen vegetative buffer shall not block reasonable access to a solar farm. The evergreen vegetative buffer shall be composed of evergreen trees or shrubs of a type which at planting shall be a minimum of four feet in height and which shall be maintained at maturity at a height of not less than six feet in height.</p> <p>The evergreen trees or shrubs shall be spaced no more than ten feet apart (from the base of tree or shrub to the base of tree or shrub). The evergreen vegetative buffer shall be carefully planted and shall be maintained in good condition. Failure to maintain the evergreen vegetative buffer shall constitute a violation of this article. The evergreen vegetative buffer requirements specified here shall continue notwithstanding the fact that a solar farm is no longer operational and/or falls into disuse unless and until such solar farm is dismantled and removed from the parcel or parcels of land upon which it was constructed.</p>
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<p>Westmoreland</p>	<p><u>2-13. Agriculture (A-1)</u></p> <p>2-13.4 Lot and Yard Regulations Modifications to frontage and setback requirements by Special Exception (Variance) Approval by the Board of Zoning Appeals:</p> <p>Side: 15 ft Rear: 20 ft</p> <p><u>2-14. Conservation (C-1)</u></p> <p>Side: 25 ft Rear: 20 ft</p>	<p><u>6-7.2 . Landscape areas adjacent to buildings.</u></p> <ol style="list-style-type: none"> 1. A landscape area which is a minimum of ten (10) feet wide must be provided adjacent to buildings and calculated based on the perimeter of the building regardless of walks, driveways and other areas customarily associated with a building and not typically containing landscaping. 2. Up to fifty (50) percent of this area may be transferred elsewhere on the site to supplement existing natural areas to be preserved or other required landscape areas. 3. This area must contain a number of trees and shrubs equal to at least one canopy tree or two ornamental trees per fifty (50) linear feet on average and two (2) shrubs per tree. 4. Landscaping that would otherwise be located along rear facades of buildings may be located instead on the side and/or front facades; however, the total requirement for landscaping shall remain the same.
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Final Approved Conditions from Utility-Scale Solar Energy Permits

Buckingham

1. Buckingham Solar I (20 MW) & II (20 MW)

a. Setbacks

- i. **A minimum one hundred and fifty (150) foot setback** shall be maintained from solar equipment to any adjacent residential dwellings that exist at of the time of the approval by the Board of Supervisors. This requirement may be reduced or waived if agreed to, in writing, by the owner of the residence. The security fence and project roads may be located within the setbacks. During construction the setback may be used for the staging of materials and parking. A minimum 50' foot setback from solar equipment to the property line and any public rights of way shall be provided around the perimeter of the Project where it is adjacent to property not owned by the same property owner as covered in the SUP at the time of the approval by the Board of Supervisors. This requirement may be reduced or waived if agreed to, in writing, by the owner of the adjacent property. The security fence and

project roads may be located within the setbacks. During construction the setback may be used for the staging of materials and parking.

b. Buffer

- i. Within the buffer, in areas where there is not at least 15’ of native timber remaining on the project parcel, a double row of evergreens will be planted within the setback. Such evergreens shall be planted **on fifteen (15) foot centers with rows staggered**, and shall be Meyers Spruce, Eastern Cedar or other similar tree (which alternative tree shall be subject to the prior written approval of the Zoning Administrator), and the evergreen installed shall have an anticipated five year height of six (6) to eight (8) feet after planting and an anticipated mature height of thirty (30) to forty (40) feet. These evergreens shall be planted during the appropriate time of year subsequent to the completion of construction. This requirement may be reduced or waived if agreed to, in writing, by the owner of the adjacent residence, including residences across a public right of way.

Greenville

1. Greenville County Solar (80 MW)

a. Setback

- i. Notwithstanding any Conceptual Site Plan, **a minimum 150-foot setback, which includes a 50-foot planted buffer as described below**, shall be maintained from a principal Solar Facility structure to the street line (edge of right-of-way) where the Property abuts any public rights-of-way.

b. Buffer

- i. **A minimum 50-foot vegetative buffer (consisting of existing trees and vegetation) shall be maintained.** If there is no existing vegetation or if the existing vegetation is inadequate to serve as a buffer as determined by the Zoning Administrator, a triple row of trees/shrubs will be planted on approximately 10-foot centers in the 25 feet immediately adjacent to the security fence. New plantings of trees and shrubs shall be approximately 6 foot in height at time of planting. In addition, pine seedlings will be installed in the remaining 25 feet of the 50-foot buffer. Ancillary project facilities may be included in the buffer as described in the application where such facilities do not interfere with the effectiveness of the buffer as determined by the Zoning Administrator. Solar Facility Screening and Vegetation Plan. The owner or operator shall construct, maintain and operate the facility in compliance with the approved plan. A separate security shall be posted for the ongoing maintenance of the project’s vegetative buffers in an amount deemed sufficient by the Zoning Administrator

2. Meherrin Solar (60 MW)

a. Setback – 150’

b. Buffer – 50’

3. Sadler Solar (100 MW)

a. Setback

- ii. **A minimum 150-foot setback shall be maintained from a Principal Solar Facility Structure to the street line** (edge of right-of way) where the Property abuts any public rights-of-way. A minimum 3000-foot setback shall be maintained from the project substation

and the Switchyard to the street line (edge of right-of-way) where the Property abuts any public rights-of-way. iii. Except as specifically provided herein, a minimum 150-foot setback shall be maintained from a Principal Solar Facility Structure to the adjoining property line on the west side of the Project Site to approximately 4,000 feet from Dry Bread Road at the property divide between parcels 25-62 and 25-63. 1. A minimum of 150-foot setback shall be maintained from all portions of the Principal Solar Facility Structure other than the security fencing to the adjoining property line with Parcel Record Number 26-21, 25-46 and 25-62, which security fencing shall maintain at least a 50-foot setback from the adjoining property line with Parcel Record Numbers 26-21, 25-46 and 25-62. iv. A minimum 50-foot setback shall be maintained from a Principal Solar Facility Structure to the adjoining property line on the east side and the remainder of the west side of the Project Site.

b. Buffer

- i. The draft Project Screening Narrative and Buffer Planting Exhibits B-1 through B-8, dated February 2019, is provided with this application (Attachment A, Tab 8). The final plan will address the conditions below in item 4.b. The owner or operator shall construct, maintain and operate the facility in compliance with the approved plan. A separate security shall be posted for the ongoing maintenance of the project’s vegetative buffers in an amount deemed sufficient by the Zoning Administrator

Halifax

- 1. **Alton Post Office Solar (80 MW), Crystal Hill Solar (65 MW), Foxhound Solar (91 MW), Piney Creek Solar (80 MW), Powell’s Creek Farm (70 MW), Water Strider Solar (80 MW).** *(In accordance with zoning ordinance).*
 - a. **Setbacks – 75’**
 - b. **Buffer – 15’**

Mecklenburg

- 1. **Bluestone Farm Solar (50 MW)**
 - a. **Setbacks**
 - i. The proposed Solar Energy System complies with the principal building setbacks in the AO zoning district in accordance with Article 3, Section 3-3 Yard Regulations and Article 20 Solar Energy Systems of the Zoning Ordinance, and depicted in the Site Plan. **The solar energy equipment will be setback at least 75 feet from the front, 10 feet from the sides, and 30 feet from the back.**
 - b. **Buffer**
 - i. Existing vegetation and trees will be preserved to the extent possible and, in areas where existing vegetation is not sufficient; **a buffer area extending 15 feet wide** will be planted with evergreen shrubs to screen the project from passing motorists.
- 2. **Grasshopper Solar (80 MW)**
 - a. **Setbacks**

- i. **The solar panels will be set back a minimum of 30 feet from all property lines.** However, in some locations the setback will be increased to a minimum of 100 feet in areas adjacent to right of ways and certain surrounding properties. In other areas, larger setbacks over 100 feet are proposed.
 - b. **Buffer**
 - i. **100-foot-wide planted area consisting of trees and shrubs of approximately six (6) feet in height.**
- 3. **Otter Creek (60 MW)**
 - a. **Setback – 150'**
 - b. **Buffer – 100'**

Pittsylvania

- 1. **Maplewood Solar I (120 MW)**
 - a. **Setbacks**
 - i. **150-foot setback** between the center of each neighbor's house and any solar panels
 - b. **Buffer**
 - i. **15'**. The applicant shall install a staggered row of trees or shrubs in certain sensitive areas shown on a site plan submitted to the Zoning Administrator.
- 2. **Roark Mill Solar I (3 MW), Sycamore Solar (42 MW), Whitehorn Solar (50 MW), Axton Solar (66 MW) & Michaux Solar (50 MW)**
 - a. **Setbacks**
 - i. Except for fencing and any pole mounted electronic lines, consistent with the County ordinance, all above-ground equipment will have a minimum front setback of at least **60 feet from the centerline of the specified right-of-way, or 35 feet from the edge of the right-of-way**, whichever is greatest. The side setback shall be 10 percent of the road frontage distance, with a minimum of 10 feet. The rear minimum setback shall be at least 40 feet. No setbacks are required between the parcels lines of parcels that are part of a single Project.
 - b. **Buffer**
 - i. Applicant will comply with Section 35-121 Fencing- Screening. At the perimeter locations shown on the Conceptual Site Plan, the setback will include a minimum **15-foot-wide landscaped area comprised of any existing vegetation supplemented as needed with a staggered row of planted trees or large shrubs.** The vegetation will be designed to be at least 8 feet high at maturity of any new plantings, and shall be a minimum of 4-6 feet in height at time of planting. Prior to construction and site plan approval, a landscaping maintenance plan will be submitted to the Zoning Administrator for approval, which shall provide for the posting of a bond or other surety in an amount sufficient to ensure that the plantings are successfully established and the landscaping is maintained or replaced during the life of the Project.

Prince Edward

1. TPE Pamplin 2 Solar (15.6 MW)
 - a. Setback – 35'
 - b. Buffer – 20'

Prince George

1. Fort Powhatan (15 MW)
 - a. Setback -- 75'
 - b. Buffer – 50'
2. Rives Road Solar (20 MW)
 - a. Setback – 50'
 - b. Buffer – Not specified

Surry

1. Colonial Trail W Solar (150 MW) & Spring Grove Solar I (150 MW) & II (150 MW)
 - a. Setback – 100'
 - b. Buffer – 100' buffer (reduced to 50' with approved WQIA study).

Sussex

1. Sappony Solar (20 MW)
 - a. Setback
 - i. **A minimum one hundred and fifty (150) foot setback shall be maintained** from solar equipment to any adjacent residential dwellings that exist at of the time of the approval of the Board of Supervisors, unless it is across a public right-of-way from the solar equipment. This requirement may be reduced or waived if agreed to, in writing, by the owner of the residence. The security fence and project roads may be located within the setbacks. During construction the setback may be used for staging of materials and parking.
 - b. Buffer
 - i. **A minimum one hundred and fifty (150) foot setback shall be maintained** from solar equipment to any adjacent residential dwellings that exist at of the time of the approval of the Board of Supervisors, unless it is across a public right-of-way from the solar equipment. This requirement may be reduced or waived if agreed to, in writing, by the

owner of the residence. The security fence and project roads may be located within the setbacks. During construction the setback may be used for staging of materials and parking.