

COPY

**ORDINANCE NO. 1 OF 2022**  
Oil Creek Township, Crawford County  
Oil Creek Township Supervisors

**AN ORDINANCE OF THE OIL CREEK TOWNSHIP SUPERVISORS OF  
CRAWFORD COUNTY, PENNSYLVANIA, AMENDING THE ZONING  
ORDINANCE OF OIL CREEK TOWNSHIP TO SET FORTH  
REQUIREMENTS FOR SOLAR ENERGY SYSTEMS**

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

**WHEREAS**, Oil Creek Township Supervisors seek to promote the general health, safety and welfare of the community by adopting and implementing an amendment to the Zoning Ordinance providing for access to and use of Solar Energy Systems; and

**WHEREAS**, the purpose of this Ordinance is to set forth requirements for Solar Energy Systems and Conditional Use requirements;

**NOW THEREFORE BE IT ENACTED AND ORDAINED** by the Oil Creek Township Supervisors of Crawford County, Pennsylvania, and it is enacted and ordained as follows:

**SECTION 1:** Article 6, Section 602 of the Oil Creek Township Zoning Ordinance, entitled "Definitions" shall be amended by adding the following definitions to those listed in Section 602 thereof, to be inserted in alphabetical order:

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

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

**OIL CREEK TOWNSHIP SUPERVISORS:** The Elected Supervisors of Oil Creek Township, Crawford County. Also referred to in the Zoning Ordinance as Township Board of Supervisors or Board of Supervisors.

**FINANCIAL SECURITY:** A form of security including a cash deposit, surety bond, irrevocable letter of credit, cashier's check, or escrow account from a federal or Commonwealth chartered lending institutions in the amount of 110% of the total proposed decommissioning costs (See Section 411,

1, A, 5 and 411, 2, A, 11) and in a form satisfactory to the Oil Creek Township Supervisors and the Township Solicitor.

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

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

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

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

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

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

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

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

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

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

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

**SECTION 2:** Article 2 Section 205 of the Oil Creek Township Zoning Ordinance, entitled "Agriculture District"; shall be amended by adding Conditional Uses (Oil Creek Township Supervisors) and SES "Solar Energy Systems" shall be added as a Conditional Use in the Agriculture District and ASES "Accessory Solar

Energy Systems" shall be a permitted use in all Zoning Districts as an accessory use. (See 411) shall be placed at the end of "Solar Energy Systems".

**SECTION 3:** Article 4 the Oil Creek Township Zoning Ordinance, entitled "Supplemental Restrictions" shall be amended by adding a new Section 411, to be entitled "Accessory Solar Energy Systems" with the contents thereof to be as follows:

## 1. ACCESSORY SOLAR ENERGY SYSTEMS (ASES)

### A. Criteria Applicable to all Accessory Solar Energy Systems:

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

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

Upon completion of installation, the ASES shall be maintained in good working order in accordance with standards of the codes under which the ASES was constructed. Failure of the property owner to maintain the ASES in good working order is grounds for appropriate enforcement actions by Oil Creek Township Supervisors in accordance with applicable ordinances.

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

#### (4) Glare

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

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

#### (5) Decommissioning

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

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

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

(6) Zoning/building permit applications shall document compliance with this Section, other applicable sections of the Ordinance and shall be in accordance with Article 803 of the Ordinance.

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

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

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

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

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

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

C. Ground Mounted Accessory Solar Energy Systems:

(1) Setbacks

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

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

(2) Height.

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

(3) Stormwater Management

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

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

- i. Where natural vegetative cover is preserved and/or restored utilizing low impact construction techniques from the Pennsylvania Department of Environmental Protection Stormwater Best Management Practices Manual, including, but not limited to the following: minimizing the total disturbed area, minimizing soil compaction in disturbed areas, and re-vegetating and re-foresting disturbed areas using native species.
- ii. Where the vegetative cover has a minimum uniform 70% perennial vegetative cover with a density capable of resisting accelerated erosion and sedimentation.
  - a. For panels located on slopes of 0 to 15% a minimum 4" height of vegetative cover shall be maintained.
  - b. Panels located on slopes greater than 15% cannot be considered DIA.
  - c. Vegetated areas shall not be subject to chemical fertilization or herbicide/pesticides application, except for those applications necessary to establish the vegetative cover or to prevent invasive species and in accordance with an approved Erosion and Sediment Control Plan.
  - d. Agrivoltaics, the co-development of the same area of land for both solar photovoltaic power and conventional agriculture, may be used provided that:
    - i. Only shade tolerant crops may be used,
    - ii. Crops must be no-till farming,
    - iii. A written erosion and sediment control plan must be developed for agricultural plowing or tilling activities or a portion of the overall farm conservation plan must identify BMPs used,
    - iv. Any cutting or mowing of the agricultural crop is limited to a height of no less than 4 inches,
    - v. Application of chemical fertilization or herbicides/pesticides is limited to the agronomic needs to the crop(s).

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

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

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

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

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

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

(4) Buffering.

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

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

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

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

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

## 2. SOLAR ENERGY SYSTEM (SES)

### A. Criteria Applicable to All SESs:

(1) SES shall be considered a “Conditional Use” in the Agriculture zoning district.

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

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

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

(5) AC Solar System Connections should be located underground where feasible. AC Solar System Connections may be located above ground where the Applicant can demonstrate to the satisfaction of the Oil Creek Township Supervisors that the overall environmental impacts would support above ground location and are consistent with applicable regulations, codes and laws.

(6) Solar Project Connections may be located above ground where the Applicant can demonstrate to the satisfaction of the Oil Creek Township Supervisors that the overall environmental impacts would support above ground location and are consistent with applicable regulations, codes and laws.

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

(8) Noise Management

(a) A Noise Management Plan that address noise produced during construction and during the systems operation, to be approved Oil Creek Township Supervisors, shall be included with the SALDO application.

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

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

(d) During operation of the SES, audible sound shall not exceed a maximum of 55 dBA during daytime hours and 45 dBA during nighttime hours as measured at the exterior of any occupied building on a non-participating landowner's property.

(9) Glare

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

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

(10) The SES owner and/or operator shall maintain a phone number and identify a person responsible for the public to contact with inquiries and complaints throughout the life of the project and provide this number and name to the Oil Creek Township Supervisors and also have this contact information at the site. Any change of ownership would need to be updated. The SES owner and/or operator shall make reasonable efforts to respond to the public's inquiries and complaints.

(11) Decommissioning

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

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

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

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

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

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

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

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

i. The SES Developer shall, at the time of the SALDO application, provide the Oil Creek Township Supervisors with an estimate of the cost of performing the decommissioning activities required herein. The Solar Project Owner shall provide financial security of 110% of the estimated cost of decommissioning. The estimate may include an estimated salvage and resale value, discounted by a factor of 10%. The decommissioning cost estimate formula shall be: Gross Cost of Decommissioning Activities minus 90% credit of Salvage and resale value equals the decommissioning cost estimate.

ii. On every 5th anniversary of the date of providing the decommissioning financial security the SES Owner shall provide an updated decommission cost estimate, utilized the formula set forth above with adjustments for inflation and cost and value changes. If the decommissioning security amount increases, the SES Owner shall remit the increased financial security to the Oil Creek Township Supervisors within 30 days of the approval of the updated decommissioning security estimate by the Oil Creek Township Supervisors. If the decommissioning security amount decreases by greater than 10%, the Oil Creek Township Supervisors shall release from security any amounts held in excess of 110% of the updated decommission cost estimate.

iii. Decommissioning security estimates shall be subject to review and recommendation of approval by the Oil Creek Township Supervisors and the SES Developer/Owner shall be responsible for administrative, legal, and engineering costs incurred by the Oil Creek Township Supervisors for such review.

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

v. Prior to final approval of any SALDO plans for a SES, the SES Developer shall enter into a Decommissioning Agreement with the Oil Creek Township

Supervisors outlining the responsibility of the parties under this Agreement as to the Decommissioning of the SES.

(12) An Emergency Response Plan shall be included with the SALDO application, which shall be reviewed and approved by Oil Creek Township Emergency Management Agency.

(13) Permit Requirements

(a) SES shall comply with the Oil Creek Township Supervisors subdivision and land development requirements through submission of a land development plan.

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

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

B. Ground Mounted Principal Solar Energy Systems:

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

(2) Solar Array Locations:

(a) Solar Arrays may be located only on 75% of the total Class I and II agricultural soils as defined by USDA Natural Resources Conservation Service, within the SES Development Area, unless the area will be devoted to Agrivoltaic activities, in which case 100% of the Class I and II soils may be included in the SES Development Area.

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

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

(d) Solar Arrays shall not be located in:

i. Floodways, as identified in the FEMA FIRM mapping.

ii. Regulated natural and man-made drainage corridors, extending twenty-five (25) feet from the centerline of any such drainage feature unless the Oil Creek Township Planning Commission at SALDO approval, recommends to determine a lesser setback would create less impacts to the overall project.

iii. Wetlands Buffer extending twenty-five (25) feet from any wetland unless the Oil Creek Township Planning Commission at SALDO approval, recommends to determine a lesser setback would create less impacts to the overall project.

iv. Slopes in excess of fifteen percent (15%) unless the Oil Creek Township Planning Commission at SALDO approval, recommends to determine location in an area in excess of 15% would create less impacts to the overall project.

v. Wooded Areas primarily devoted to mature trees in excess of 2 acres that would require removal of greater than 20% of mature trees, unless the Oil Creek Township Planning Commission at SALDO approval, recommends to determine greater tree removal would create less impacts to the overall project. For the purpose of this clause, brushes and shrubs are not considered trees.

vi. Road Rights-of-Way.

vii. Setback areas, as defined in the underlying zoning district.

### (3) Setbacks

(a) The fence as required by Paragraph 8 below shall be considered a principal structure for purposes of setbacks. Minimum setbacks shall be in accordance with the District Requirements. Where a SES is adjacent to a residential building, a minimum setback of fifty (50) feet from any occupied building shall be required.

(b) No lot line setback will be required where there is a grouping of two or more Solar Energy Systems which are held by a common owner or leased to a common lessor and which are part of a single solar energy production development project, where each landowner has provided a written waiver of the lot line setback.

(c) The application shall include with the project submission details of mitigation measures to be implemented to preserve wildlife corridors including between Solar Energy Systems of a Solar Energy Project.

(d) A minimum of a 25' buffer shall be maintained along either side of any regulated stream or regulatory wetland.

### (4) Height

(a) All ground mounted solar panels shall comply with a maximum fifteen (15) foot height requirement.

(b) All other SES components should comply with the underlying district maximum height requirement.

(c) SES components may be in excess of the maximum height requirement where the Applicant can demonstrate to the satisfaction of the Oil Creek Township Supervisors the necessity and benefit.

(5) Stormwater Management

(a) Stormwater runoff from an SES shall be managed in accordance with the requirements of the Oil Creek Township Stormwater Management Ordinance.

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

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

ii. Where the vegetative cover has a minimum uniform 70% perennial vegetative cover with a density capable of resisting accelerated erosion and sedimentation.

a. For panels located on slopes of 0 to 15% a minimum 4" height of vegetative cover shall be maintained.

b. Panels located on slopes greater than 15% cannot be considered DIA.

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

d. Agrivoltaics may be used provided that:

i. Only shade tolerant crops may be used,

ii. Crops must be no tilled in,

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

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

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

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

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

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

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

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

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

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

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

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

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

(c) Vegetative buffering should be designed to emulate the mix of native species and appearance of existing tree lines, hedge rows, and wooded areas already in existence

within the landscape where the SES is proposed. The applicant shall assess the species mix and characteristics found in existing tree lines, hedge rows, and wooded areas surrounding the SES and document that the vegetative buffering is designed to emulate these characteristics. Arborvitae may be used as vegetative buffering.

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

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

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

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

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

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

(8) Security

(a) All ground-mounted SESs shall be completely enclosed by a minimum eight (8) foot high fence with a self-locking gate as deemed to recommend as appropriate by the Oil Creek Township Planning Commission at Land Development Plan approval.

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

(9) Access

- (a) At a minimum, a 14' wide stabilized access road must be provided from a state or township roadway to the SES site that is maintained in a dust free condition. The SES developer shall obtain a permit from the appropriate jurisdiction for the construction of the access road.
- (b) At a minimum, a 20' wide cartway shall be provided on the inside of the perimeter fencing between the fence and Solar Array.
- (c) Spacing between Solar Array rows shall allow access for maintenance vehicles and emergency vehicles.
- (d) Access to the SES shall comply with the municipal access requirements in the Subdivision and Land Development Ordinance.

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

C. Roof and Wall Mounted Principal Solar Energy System:

- (1) For roof and wall mounted systems, the applicant shall provide evidence that the plans comply with the Uniform Construction Code including that the roof or wall is capable of holding the load imposed on the structure.
- (2) The total height of a building with a roof and wall mounted system shall not exceed by more than 3 feet above the maximum building height specified for principal or accessory buildings within the applicable zoning district.
- (3) Roof and Wall Mounted Principal Solar Energy Systems are permitted in any Zoning District where the building upon which they will be mounted is a permitted use.

**SECTION 4:** Article 9 the Oil Creek Township Zoning Ordinance, entitled "AMENDMENTS" shall be amended to be titled AMENDMENTS AND CONDITIONAL USES and by adding a new Section 906, to be entitled "CONDITIONAL USES" with the contents thereof to be as follows:

## **906 CONDITIONAL USES**

The Oil Creek Township Supervisors may grant Conditional Use approvals. Such approvals may however only be granted for those uses specifically set forth in Article 2 of this Ordinance, the District Descriptions, and shall be subject to the express standards and criteria outlined in Article 4, the Supplemental Restrictions. In addition, in making Conditional Use determinations, the Oil Creek Township Supervisors may attach such reasonable conditions and safeguards as they deem appropriate to protect the public welfare and implement the purposes of this Ordinance.

#### A. Procedure

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

In addition, upon acceptance of a Conditional Use application, the Oil Creek Township Supervisors, or the Zoning Officer on their behalf, shall forward a copy of the application to the Oil Creek Township Planning Commission and the governing body of the municipality which the requested Conditional Use is located for their review and recommendation. The Oil Creek Township Planning Commission and the governing body of the municipality shall conduct its review and make its recommendations within 45 days of receipt of such request.

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

#### B. Written Statement Requirement

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

- (1) the location of the tract of land, including the municipality or municipalities which it is located in;
- (2) the present use of the tract for which the Conditional Use is requested;
- (3) the present use of adjoining tracts;
- (4) the type of Conditional Use for which the application is made;
- (5) a brief description of the type and extent of the proposed activities;
- (6) an estimate of the total development cost of the Conditional Use; and,
- (7) the names of the applicant, the owner of the tract, the developer of the Conditional Use and the person or organization who will operate the Conditional Use.

#### C. Site Plan Requirement

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

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

- (1) title block containing the name of the developer or landowner, date, scale, north arrow and the name and profession of the preparer of the plan;
- (2) tract boundaries showing bearings and distances;
- (3) existing significant natural or man-made features of the site;
- (4) existing and proposed streets, rights-of-way, easements, means of access and setback lines;
- (5) existing buildings, sewers, water mains, culverts, transmission lines, and fire hydrants on or adjacent to the site;
- (6) existing contours at vertical intervals of five (5) feet or less and the datum to which the elevations refer;
- (7) proposed grading and drainage plans;
- (8) proposed plan of any landscaping of the tract showing all paved and planted areas, screens or fences and erosion control measures;
- (9) plans of any proposed sanitary sewer or storm sewer systems and water supply systems; and,
- (10) the location, size and floor plan of all proposed buildings or structures and the proposed use of all buildings or structures and open or unenclosed areas of the tract. In cases where little site improvement or development is required or proposed for a Conditional Use, the Oil Creek Township Supervisors may waive the requirement for submittal of certain information that they deem unnecessary for their review of the application. The Zoning Officer shall however visit the site of each proposed Conditional Use and shall report his findings to the Oil Creek Township Supervisors before such a determination is made. In all cases, the information submitted by the applicant shall be adequate for review of the Conditional Use request.

#### D. Criteria for Conditional Uses

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

- (1) the purpose of the zone in which the requested Conditional Use is to be located and the compatibility of the requested Conditional Use with existing and potential land uses on adjacent tracts of ground;

- (2) whether the specific site is an appropriate location for the use, structure or condition;
- (3) whether the use developed will adversely affect the neighborhood;
- (4) whether the use will create undue nuisance or serious hazard to vehicles or pedestrians;
- (5) whether adequate and appropriate systems and services will be provided to ensure the proper operation of the proposed use;
- (6) the economic, noise, glare or odor effects of the Conditional Use on adjoining properties and properties generally in the district; and,
- (7) whether satisfactory provision and arrangement has been made concerning the following:
  - (a) ingress and egress to the property and structure thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, control and access in case of fire or other emergency;
  - (b) off-street parking and loading areas;
  - (c) waste collection, storage and disposal;
  - (d) utilities, with reference to location, availability and compatibility;
  - (e) screening and buffering with reference to type, dimensions and character;
  - (f) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district; and,
  - (g) required yards and open spaces.

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

#### E. Decisions

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

#### F. Failure to Hold Required Hearing or Render Decision

Where the Oil Creek Township Supervisors fails to hold the required hearing or fails to render a decision within the time periods specified in Section A. above, the decision shall be deemed to have been rendered in favor of the applicant, unless the applicant has agreed in writing to an extension of the required time periods. If a decision has been rendered in favor of the applicant because of a

violation of the prescribed time periods, the Oil Creek Township Supervisors shall give public notice (in the same manner as is done for the public hearing) of the decision within ten (10) days from the last day it could have met to render a timely decision. If the Oil Creek Township Supervisors shall fail to provide such notice, the applicant may do so.

G. Expiration of Decision

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

**SECTION 5:** Repealer. All provisions of Oil Creek Township Zoning Ordinance which are contrary to this Ordinance are expressly repealed.

**SECTION 6:** Savings Clause. In all other respects, the Oil Creek Township Zoning Ordinance shall remain as previously enacted and ordained.

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

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

ENACTED AND ORDAINED on this 1<sup>st</sup> day of Sept, 2022. This Ordinance shall become effective five days after adoption,

ATTEST:

April L. Averill  
April L. Averill, Secretary/Treasurer

OIL CREEK TOWNSHIP SUPERVISORS  
CRAWFORD COUNTY

Kenneth Tracey  
Kenneth Tracey, Chairman

David Christy  
David Christy, Vice Chairman

Brian Mangel  
Brian Mangel