

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE**

WHEREAS, following a public hearing and meeting advertised in accordance with O.C.G.A. §§ 36-66-4 and 50-14-1 *et seq.*, the Douglas County Planning and Zoning Board and Douglas County Board of Commissioners has considered and adopted various amendments to the Unified Development Code.

NOW, THEREFORE BE IT ORDAINED by the Douglas County Board of Commissioners that the Unified Development Code is amended as follows:

**SECTION ONE**

The text of Article 2, Use of Land & Structures, Table 2.5: List of Principal Uses Allowed by Zoning District in the Unified Development Code is amended to include the following as shown by the underlining of text:

| <i>NAI<br/>CS<br/>Code</i> | <i>Principal<br/>Uses</i>                  | <i>A<br/>G</i> | <i>R<br/>A</i> | <i>RL<br/>D</i> | <i>RM<br/>D</i> | <i>R<br/>D</i> | <i>RT<br/>C</i> | <i>RM<br/>F</i> | <i>RM<br/>H</i> | <i>OI<br/>L</i> | <i>OI<br/>H</i> | <i>C<br/>N</i> | <i>C<br/>C</i> | <i>CG</i> | <i>C<br/>H</i> | <i>C<br/>R</i> | <i>LI</i> | <i>LI<br/>R</i> | <i>H<br/>I</i> | <i>See<br/>Also</i> |
|----------------------------|--|----------------|----------------|-----------------|-----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|----------------|-----------|----------------|----------------|-----------|-----------------|----------------|---------------------|
| <u>2211<br/>14</u>         | <u>Solar<br/>Power<br/>Generatio<br/>n</u> | •              | •              | •               | •               | •              | •               | •               | •               | •               | •               | •              | •              | •         | •              | •              | •         | •               | •              | <u>§413</u>         |

**SECTION TWO**

The text of Article 2, Use of Land & Structures, Table 2.6: List of Accessory Uses Allowed by Zoning District in the Unified Development Code is amended to include the following as shown by the underlining of text:

| <i>NAI<br/>CS<br/>Code</i> | <i>Principal<br/>Uses</i>                     | <i>A<br/>G</i> | <i>R<br/>A</i> | <i>RL<br/>D</i> | <i>RM<br/>D</i> | <i>R<br/>D</i> | <i>RT<br/>C</i> | <i>RM<br/>F</i> | <i>RM<br/>H</i> | <i>OI<br/>L</i> | <i>OI<br/>H</i> | <i>C<br/>N</i> | <i>C<br/>C</i> | <i>CG</i> | <i>C<br/>H</i> | <i>C<br/>R</i> | <i>LI</i> | <i>LI<br/>R</i> | <i>H<br/>I</i> | <i>See<br/>Also</i>           |
|----------------------------|---|----------------|----------------|-----------------|-----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|----------------|-----------|----------------|----------------|-----------|-----------------|----------------|-------------------------------|
|                            | Accessory Uses Customarily to a Principal Use | •              | •              | •               | •               | •              | •               | •               | •               | •               | •               | •              | •              | •         | •              | •              | •         | •               | •              | <u>§313(a)</u><br><u>§413</u> |

### SECTION THREE

The text of Article 4, Lot and Building Standards, Section 413, Criteria for the use of solar energy equipment, is amended by adding subsection (e) Ground-mounted solar power energy system, as shown by the underlining of text:

Sec. 413(e). - Ground-mounted solar power energy system.

A ground-mounted solar power energy system or "solar farm" must meet the following standards:

- (1) The maximum number of acres that a solar power energy system or "solar farm" can cover as a use by right is 35 acres outside of the required buffers below. Any acreage coverage in excess of 35 acres requires Special Use approval by the Board of Commissioners.
- (2) Solar power electric generation structures shall not exceed the height of 15 feet.
- (3) Active solar system structures shall be designed to be screened from routine view from public rights-of-way and adjacent properties and must meet the following buffers and setbacks:
  - a. There shall be a dense vegetative buffer to a depth of 50 feet as measured from all rear and side property lines. All vegetative buffers are subject to the regulations for buffers outlined in Article 8 and subject to the approval of the Douglas County Arborist.
  - b. An additional setback of 50 feet is required from the edge of the buffer for a total of 100 feet (buffer of 50 feet plus setback of 50 feet).
  - c. Front setbacks (those adjacent to rights-of-way) are 50 feet from the edge of the right-of-way and shall include a landscape strip of 25 feet immediately adjacent to the right-of-way.
  - d. No solar system site shall be cleared or graded beyond the limits of the scope of the actual project site.
  - e. There shall be no variances for required buffers or required setbacks enumerated in this article.
- (4) Solar power energy systems must be protected from unauthorized access or tampering by appropriate fencing which shall be located immediately around the solar power energy system and screened from view by all required buffers.
- (5) Solar power systems shall not emit unreasonable glare or negatively impact adjacent properties.

- (6) All installed equipment must meet applicable safety, power quality and interconnection requirements established by the National Electrical Code, National Electrical Safety Code, Institute of Electrical and Electronics Engineers and Underwriters Laboratories as required by the State of Georgia as well as local electrical and safety codes.
- (7) If a solar collector ceases to perform its originally intended function for more than twelve (12) consecutive months, the property owner or equipment owner shall remove the collector, mount and associated equipment by no later than 90 days after the end of the twelve-month period. Once the equipment is removed, the ground shall be stabilized and replanted in accordance to the requirements of Article 8 of the Unified Development Code and subject to the approval of the Douglas County Arborist.

This ordinance shall be effective upon adoption.

SO ORDAINED this 2nd day of August 2016.

\_\_\_\_\_  
Tom Worthan, Chairman

\_\_\_\_\_  
Henry Mitchell, III, District I

Absent  
\_\_\_\_\_  
Kelly Robinson, District II

\_\_\_\_\_  
Michael Mulcare, District III

Oppose  
\_\_\_\_\_  
Ann Jones Guider, District IV

Attest:

\_\_\_\_\_  
Tracy Rye, Planning Director