

GENERAL ORDINANCE NO. 2021-12
AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, Indiana Code 36-7-4-600 empowers the Noble County Plan Commission to prepare a Unified Development Ordinance for the promotion of public health, safety, morals, and general welfare of the community; and

WHEREAS, the Noble County Plan Commission has prepared the attached amendments Articles 2, 5 and 11 of the Unified Development Ordinance for all of the unincorporated areas of Noble County:

Roof-top Solar Energy Systems are approved for zoning districts with the generation of less than 40KW for the purpose of the generation of electricity to meet or offset all or part of the electrical need on the premises.

- Compliant with the UDO Development Standards
- Improvement location permit is required.
- Must be compliant with all State and Noble County Building Department requirements.

Ground Mount Solar Energy Systems are allowed for any 2+ acre parcel in any zoning district except Open Space (OS) for the generation of less than 40KW for the purpose of the generation of electricity to meet or offset all or part of the electrical need on the premises.

- Compliant with the UDO Development Standards: A Solar Energy System shall set no less than the primary structure setback as described in the current ordinance or shall set no closer than twenty-five (25) feet from the side and rear property line – whichever is greater.
- Structure height shall not exceed fifteen (15) feet.
- Improvement location permit is required.
- UDO Vision Clearance Standards (Article 5.67) must be met.
- Must be compliant with all State and Noble County Building Department requirements.

Generation of more than 40KW for the electrical need on premises would require a review by the Development Plan Committee.

Landowner or project developer shall submit necessary information to the Development Plan Committee for review. Once approved an ILP and building permit may be obtained.

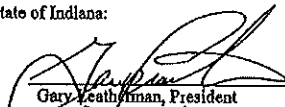
WHEREAS, this Noble County Plan Commission conducted a Public Hearing for these amendments on September 15, 2021 in accordance with Indiana Code 36-7-4 et. seq.; and

WHEREAS, the Noble County Plan Commission did certify the proposed amendments and now forwards the Plan to the Noble County Board of Commissioners with a favorable recommendation.

NOW THEREFORE BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF NOBLE COUNTY, INDIANA do hereby approve the amendments to the Unified Development Ordinance, attached herein.

ADOPTED THIS DAY, the October 12, 2021

The Board of Commission of the County of Noble, State of Indiana:



Gary Leatherman, President

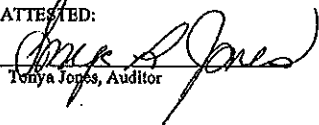


Anita Hess, Vice-President



Dave Dolezal, Member

ATTESTED:



Tonya Jones, Auditor