



ZOTA-24-00003: SOLAR ENERGY SYSTEMS

Daniel Crum, Planner Principal

Division of Planning

General Government and Planning Committee

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Silicon Ranch Proposal:

- Creation of Article 31: Solar Energy Systems
 - Intent
 - Definitions
 - Applicability
 - Permitted Uses
 - Siting requirements
 - Decommissioning
 - Board of Adjustment
- Intent of the applicant is to provide a pathway for large-scale solar development within an agricultural zone as a conditional use





Current framework for Solar Energy Systems

- Article 15 of the Zoning Ordinance sets limits for heights of roof-mounted panels
- Board of Adjustment determined that ground mounted Solar Energy System uses are an Industrial Use
- Public Utility solar is regulated by the Kentucky Public Service Commission (PSC), not the Zoning Ordinance
- Merchant electric subject to Kentucky State Board on Electric Generation and Transmission Siting requirements
 - Applicable to private solar providers operating at a capacity of 10 megawatts (MW) or more





Types of Solar Energy Systems



Integrated SES



Roof-mounted SES





Types of Solar Energy Systems



Small Scale Ground Mounted
Up to 2,500 square feet



Intermediate Ground Mounted
From 2,501 square feet
up to 5 acres



Large Scale Ground Mounted:
Greater than 5 acres





Summary of Planning Commission Recommended Text

- Creates categories for Solar Energy System uses based on the type of system, and the scope at which they are proposed.
- Reduces barriers for integrated and rooftop solar uses.
- Small and intermediate scale ground mounted solar allowed as an accessory use in residential and business zones
 - Scaled to the size of the building on the lot
- Standalone ground mounted solar allowed as permitted/conditional use in the Industrial Zone, based on the size of the system.
- Creates standards for the uses, including location, screening, signage, and decommissioning plan requirements.
- All agricultural ground mounted solar excluded from the recommended text
 - Unclear what long term impacts the systems have on agricultural land
 - Recommended a separate, more in-depth process to examine use in agricultural contexts





Solar Energy Systems by Zone

Zones	R-1A, R-1B, R-1C, R-1D, R-1E, R-1T, R-2, R-3, R-4, R-5, EAR-1, EAR-2, EAR-3, M-1P	B-1, B-2, B-2A, B-2B, B-3, B-5P, B-6P, P-1, P-2, CC	B-4, I-1, I-2, E-D	A-R, A-B, A-N, A-U
Intergrated SES	A	A	A	A
Rooftop	A	A	A	A
Ground Mounted SES				
Small Scale	A	A	P	X
Intermediate Scale	X	A	P	X
Large Scale	X	X	CUP	X

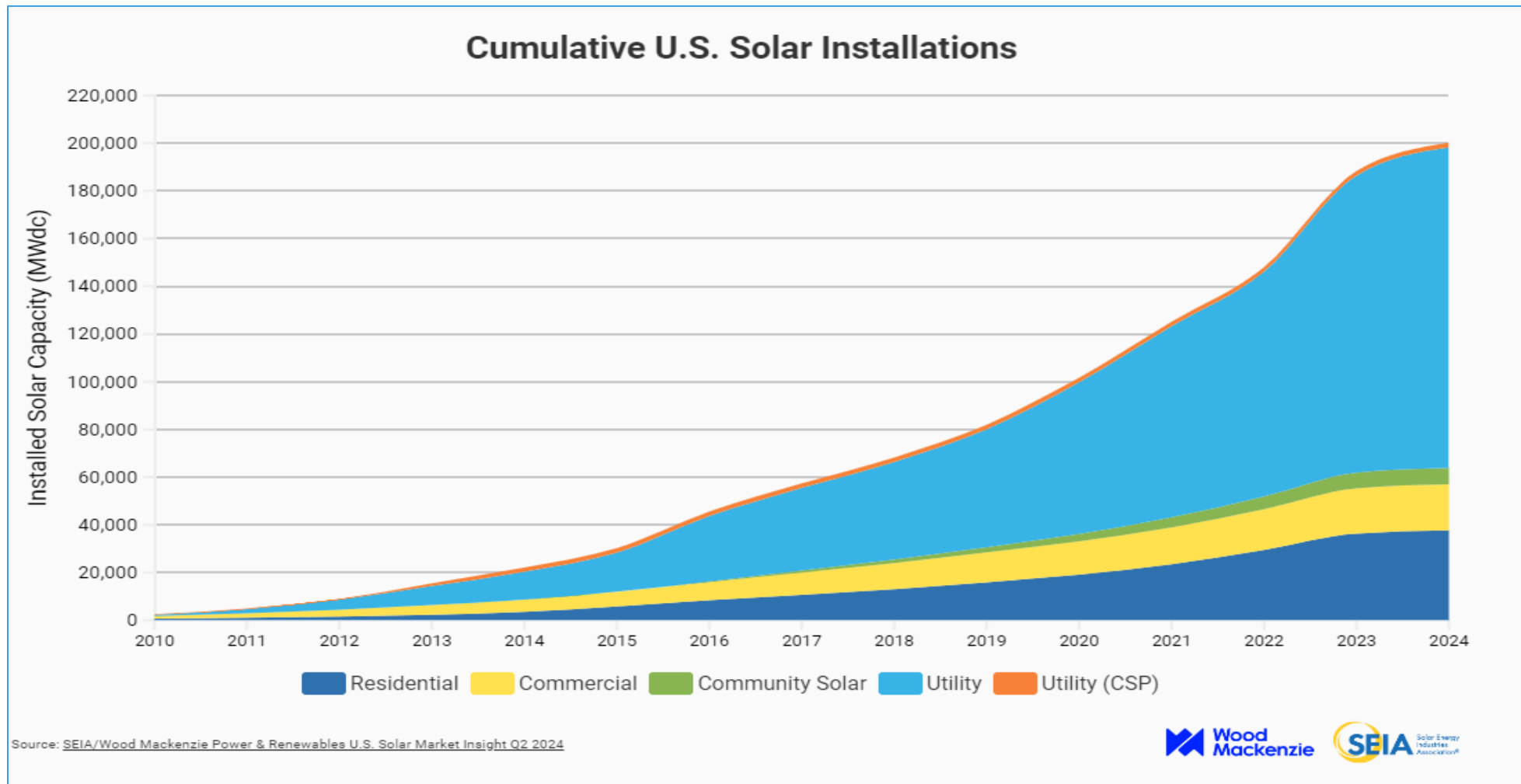
A - Accessory

P - Permitted

CUP - Conditional Use Permit

X - Prohibited







Planning Commission

- Public hearing on September 26, 2024
- Applicant provided operational information regarding their proposal
- Public comment primarily concerned with the potential impact of allowing large-scale solar within the Rural Service Area
- Unanimously approved staff recommended text



Questions?



LEXINGTON

