

TYRONE TOWNSHIP
Adams County, Pennsylvania

ORDINANCE NO. 2020-03

**AN ORDINANCE AMENDING SECTIONS 12-403.H.1.f., g., h., & i. and
12-503.I.1.i OF THE TYRONE TOWNSHIP ZONING ORDINANCE WITH REGARD
TO LARGE-SCALE SOLAR ENERGY SYSTEMS,**

BE IT ORDAINED by the Board of Supervisors of the Tyrone Township, Adams County, Pennsylvania, as follows:

SECTION 1: The Tyrone Township Zoning Ordinance (the “Zoning Ordinance”) is hereby amended as follows:

Sections 12-403.H.1.f., g., h., & i of the Zoning Ordinance, “Large-Scale Solar Energy System,” are hereby amended in its entirety to state the following:

- f. Front Yard Setback: 100 feet
- g. Rear Yard Setback: 100 feet
- h. Side Yard Setback: 100 feet
- i. A Large-Scale Solar Energy System facility, including, but not limited to solar panels, equipment, accessory structures and their appurtenances, shall occupy no more than 50% of the total of any existing agriculturally used land on a parcel, whether in active production or fallow, as well as any additional land on a parcel that would be classified as farmland by the criteria within Section 12-405.E. The remaining agricultural lands on a parcel must be configured in a manner to allow for future agricultural use and cultivation which includes locating the solar facilities to preserve agricultural farmland in accordance with Section 12-405, to the maximum extent possible as determined by the Board of Supervisors. Evidence documenting compliance with this Section and Section 12-405 with respect to soil types, farmland, and land use classifications must be provided with the Conditional Use Application.

Section 12-503.I.1.i of the Zoning Ordinance, “Large-Scale Solar Energy System,” is hereby amended in its entirety to state the following:

- i. A Large-Scale Solar Energy System facility, including, but not limited to solar panels, equipment, accessory structures and their appurtenances, shall occupy no more than 50% of the total of any existing agriculturally used land on a parcel, whether in active production or fallow, as well as any additional land on a parcel that would be classified as farmland by the criteria within Section 12-505.E. The remaining agricultural lands on a

parcel must be configured in a manner to allow for future agricultural use and cultivation which includes locating the solar facilities to preserve agricultural farmland in accordance with Section 12-505, to the maximum extent possible as determined by the Board of Supervisors. Evidence documenting compliance with this Section and Section 12-505 with respect to soil types, farmland, and land use classifications must be provided with the Conditional Use Application.

SECTION 2: In all other respects, the Zoning Ordinance shall remain as heretofore enacted, ordained and amended.

SECTION 3: The provisions of this Ordinance shall be severable, and if any of its provisions shall be held to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect the validity of any remaining provisions of this Ordinance. It is hereby declared to be the legislative intent that this Ordinance would have been adopted and enacted as if such unconstitutional, illegal or invalid provision had not been included therein.

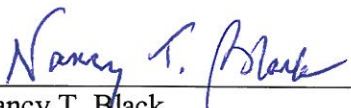
SECTION 4: Any ordinances or parts of ordinance inconsistent herewith are hereby repealed.

SECTION 5: This Ordinance shall become effective five (5) days after enactment.


DULY ENACTED AND ORDAINED INTO LAW as Ordinance No. 2020-03 this 3rd day of June, 2020 by the Board of Supervisors of Tyrone Township.

ATTEST:

BOARD OF SUPERVISORS
TYRONE TOWNSHIP



Nancy T. Black
Assistant Township Secretary


By: _____
Russell L. Raub
Chairman