



Cumberland County Review Report

Cumberland County Planning Department
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<i>Name of Amendment:</i>				
Solar Photovoltaic Systems				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
East Pennsboro Township	2/14/2022	2/24/2022	SH	KS
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Text Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
Solar systems as an accessory use.				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Not Applicable		Not Applicable		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. Proposed Section 202 (Definitions). The term "Impervious Surface" is already defined in the Zoning Ordinance. Recommend keeping the existing definition as it matches the definition found in the Land Development Ordinance. 2. Proposed Section 1904.3 (Permitted Zoning Districts) permits building and ground mounted systems as an accessory use in all zoning districts. Aside from Section 1904.6.B, the ordinance does not address principal ground mounted solar systems. The Township should consider additional regulations for principal ground mounted solar systems. 3. Proposed Sections 1904.4 (Location within a Lot), 1904.6 (Setback Requirements) and 1904.7 (Height Restrictions) indicate that ground mounted systems are permitted based on the requirements for accessory uses or structures in the zoning district. Zoning Ordinance Section 27-1901.1 (Accessory Buildings) indicates that accessory structures shall have a setback requirement of 5 feet from a side or rear property line and may be constructed to a height of 15 feet (residential) or 25 feet (nonresidential). <ol style="list-style-type: none"> a. The township should consider a larger setback requirement from residential uses. b. Proposed Section 1904.8.A (Screening and Visibility). The proposed language appears to permit up to a 25' high ground mounted solar system within 5 feet of a residential lot without screening. Screening from existing residential uses should be required in all zoning districts. 4. Proposed Section 1904.8 (Screening and Visibility). Ground-mounted Systems shall be screened from adjoining residential uses according to Section 1901. 1901 does not include language for solar or photovoltaics. Is a ground-mounted system considered a commercial use or an industrial use? This language should be clarified. 				
<p><i>"Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records."</i></p>				