

To: Planning and Zoning Commissioners
From: Andy Kass, AICP – Community Development Director
Date: June 9, 2023
Re: Proposed Amendment to Chapter 165.19 – Zoning Ordinance
Attach: Proposed Ordinance

BACKGROUND

Chapter 165.19 of the Waukeee Municipal Code contains the provisions that regular solar energy systems (SES) within the City of Waukeee. The City Council directed staff to investigate adding provisions for ground mounted solar panels within certain residential districts.

PROPOSED ORDINANCE

The proposed Ordinance would permit the allowance of ground mounted SES within the A-1 (Agricultural District), AR (Single-Family Acreage District), and the R-1 (Single-Family Residential District). Similar to the current requirement for commercial and industrial property, the minimum lot size that is required for a ground mounted SES is 2-acres in area and would be applied for the A-1, AR, and R-1 districts as well. In addition, the code permits a Large Solar Energy System (LSES) within the A-1, AR, and R-1 districts. An LSES is not a utility scale system. LSES is included as being allowed within the limited districts because the required minimum lot area would provide the space needed for an LSES. Other provisions included within the amendment are provisions related to height, size, length, and placement of a ground mounted SES within the A-1, AR, and R-1 districts.

STAFF RECOMMENDATION

Staff would request your consideration for the proposed ordinance.