

ORDINANCE NO. 2024-3A

**AN ORDINANCE AMENDING TITLE 15, CHAPTER 156 OF
THE CODE OF ORDINANCES OF HANCOCK COUNTY, INDIANA
REGARDING SOLAR ENERGY SYSTEMS AND ADDITIONAL CLARIFICATIONS**

WHEREAS, it is the role of the Hancock County (the “County”) Area Plan Commission (“Plan Commission”) to make recommendations to the Hancock County Board of Commissioners (“Commissioners”) regarding amendments to the Hancock County zoning ordinance; and

WHEREAS, the Plan Commission determined that, at this time, there is a need for the County to have guidelines and procedures in place for siting certain sizes of solar energy systems and accessory uses for solar energy systems to further the goals of the County comprehensive plan; and

WHEREAS, the Plan Commission, after conducting a duly advertised and publicly noticed hearings on February 27, 2024, has recommended to the Commissioners that a new section, §156.082, be added to Chapter 156 of the Code of Ordinances of Hancock County regarding solar energy systems along with supporting changes and additional clarifications to Chapter 156, (collectively, the “Solar Energy Ordinance Provisions”); and

WHEREAS, the Commissioners believe that the addition of the Solar Energy Ordinance Provisions to the Code of Ordinances of Hancock County is in the best interest of the health, safety, and welfare of the citizens of Hancock County and the efficient management of land uses within said County.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Hancock County, Indiana, as follows:

SECTION I

Title 15, Chapter 156, §156.021 (B) shall be amended to reflect the revisions in the Land Use Matrix chart as depicted in EXHIBIT A.

SECTION II

Title 15, Chapter 156, §156.021 (C) shall be amended to reflect a new subsection (C)(4) as follows:

(C)(4) *Solar Ready Design*. Buildings having over 200,000 square feet in a single floorplate or 500,000 gross square feet are encouraged to be designed and constructed to facilitate and make feasible the installation of a Roof-Mounted Solar Energy System (covering at least 25% of the roof area in solar panels) or a Building-Integrated Solar Energy Systems (covering at least 25% of the building envelope). Refer to §156.082

SOLAR ENERGY SYSTEMS and §156.062 ACCESSORY USE AND STRUCTURE STANDARDS (B)(9).

SECTION III

Subsections (B)(4) and (C)(4) of Title 15, Chapter 156, § 156.023 (AGRICULTURAL), shall be amended and restated as follows:

- (B)(4) *Communications/utilities uses.*
- (a) **Meteorological tower.**
 - (b) Public wellfield/water treatment facility.
 - (c) Water tower.
 - (d) **WECS/Micro.**
 - (e) **WECS/Non-commercial.**
 - (f) **WECS/Small.**
 - (g) **SES/Small-scale.**
- (C)(4) *Communications/utilities uses.*
- (a) Sewage treatment plant.
 - (b) Telecommunications facility/tower.
 - (c) **WECS/Commercial.**
 - (d) **SES/Medium-scale.**

SECTION IV

Subsections (B)(4) and (C)(4) of Title 15, Chapter 156, § 156.024 (RESIDENTIAL RURAL), shall be amended and restated as follows:

- (B)(4) *Communications/utilities uses.*
- (a) Public wellfield/water treatment facility.
 - (b) **WECS/Micro.**
 - (c) **WECS/Small.**
 - (d) **SES/Small-scale.**
- (C)(4) *Communications/utilities uses.*
- (a) **Meteorological tower.**
 - (b) Sewage treatment facility.
 - (c) Telecommunications facility/tower.
 - (d) Water tower.
 - (e) **WECS/Non-commercial.**
 - (f) **SES/Medium-scale.**

SECTION V

Title 15, Chapter 156, § 156.025 (RESIDENTIAL 1.0), shall be amended to include a new subsection (B)(6); and, subsection (C)(3) shall be amended and restated as follows:

(B)(6) *Communications/utilities uses.*

(a) SES/Small-scale.

(C) (3) *Communications/utilities uses.*

- (a) Meteorological tower.**
- (b) Sewage treatment plant.**
- (c) Telecommunications facility/tower.**
- (d) Water tower.**
- (e) WECS/Micro.**
- (f) WECS/Small.**
- (g) SES/Medium-scale.**

SECTION VI

Title 15, Chapter 156, § 156.026 (RESIDENTIAL 2.5), shall be amended to include a new subsection (B)(5); and, subsection (C)(3) shall be amended and restated as follows:

(B)(5) *Communications/utilities uses.*

(a) SES/Small-scale.

(C)(3) *Communications/utilities uses.*

- (a) Meteorological tower.**
- (b) Sewage treatment plant.**
- (c) Telecommunications facility/tower.**
- (d) Water tower.**
- (e) WECS/Micro.**
- (f) WECS/Small.**

SECTION VII

Title 15, Chapter 156, § 156.027 (RESIDENTIAL 3.5), shall be amended to include a new subsection (B)(5); and, subsection (C)(3) shall be amended and restated as follows:

(B)(5) *Communications/utilities uses.*

(a) SES/Small-scale.

(C) (3) *Communications/utilities uses.*

- (a) Sewage treatment plant.**
- (b) Telecommunications facility/tower.**
- (c) Water tower.**
- (d) WECS/Micro.**
- (e) WECS/Small.**

SECTION VIII

Subsection (C)(3) of Title 15, Chapter 156, § 156.028 (RESIDENTIAL 5.0), shall be amended and restated as follows:

- (C)(3) *Communications/utilities uses.*
 - (a) Sewage treatment facility.
 - (b) Telecommunications facility/tower.
 - (c) Water tower.
 - (d) **WECS/Micro.**
 - (e) **WECS/Small.**
 - (f) **SES/Small-scale.**

SECTION IX

Title 15, Chapter 156, § 156.029 (RESIDENTIAL MANUFACTURED HOME PARK), shall be amended to include a new subsection (B)(5); and, subsection (C)(3) shall be amended and restated as follows:

- (B)(5) *Communications/utilities uses.*
 - (a) **SES/Small-scale.**
- (C)(3) *Communications/utilities uses.*
 - (a) Sewage treatment facility.
 - (b) Telecommunications facility/tower.
 - (c) Water tower.
 - (d) **WECS/Micro.**
 - (e) **WECS/Small.**

SECTION X

Title 15, Chapter 156, § 156.030 (RESIDENTIAL MULTIFAMILY), shall be amended to include a new subsection (B)(5); and, subsection (C)(3) shall be amended and restated as follows:

- (B)(5) *Communications/utilities uses.*
 - (a) **SES/Small-scale.**
- (C)(3) *Communications/utilities uses.*
 - (a) Sewage treatment facility.
 - (b) Telecommunications facility/tower.
 - (c) Water tower.
 - (d) **WECS/Micro.**
 - (e) **WECS/Non-commercial.**
 - (f) **WECS/Small.**

- (g) **SES/Medium-scale.**

SECTION XI

Subsection (C)(4) of Title 15, Chapter 156, § 156.031 (COMMERCIAL NEIGHBORHOOD), shall be amended and restated as follows:

- (C)(4) *Communications/utilities uses.*
 - (a) **Meteorological tower.**
 - (b) Sewage treatment facility.
 - (c) Telecommunications facility/tower.
 - (d) Water tower.
 - (e) **WECS/Micro.**
 - (f) **WECS/Non-commercial.**
 - (g) **WECS/Small.**
 - (h) **SES/Small-scale**
 - (i) **SES/Medium-scale.**

SECTION XII

Title 15, Chapter 156, § 156.032 (COMMERCIAL COMMUNITY), shall be amended to include a new subsection (B)(7); and, subsection (C)(3) shall be amended and restated as follows:

- (B)(7) *Communications/utilities uses.*
 - (a) **WECS/Micro.**
 - (b) **WECS/Small.**
 - (c) **SES/Small-scale.**

- (C)(3) *Communications/utilities uses.*
 - (a) Communications service exchange.
 - (b) **Meteorological tower.**
 - (c) Sewage treatment facility.
 - (d) Telecommunications facility/tower.
 - (e) Utility substation.
 - (f) Water tower.
 - (g) **WECS/Non-commercial.**
 - (h) **SES/Medium-scale.**

SECTION XIII

Title 15, Chapter 156, § 156.033 (COMMERCIAL REGIONAL), shall be amended to include a new subsection (B)(7); and, subsection (C)(3) shall be amended and restated as follows:

(B)(7) *Communications/utilities uses.*

- (a) WECS/Micro.**
- (b) WECS/Small.**
- (c) SES/Small-scale.**

(C)(3) *Communications/utilities uses.*

- (a) Communications service exchange.**
- (b) Meteorological tower.**
- (c) Sewage treatment facility.**
- (d) Telecommunications facility/tower.**
- (e) Utility substation.**
- (f) Water tower.**
- (g) WECS/Non-commercial.**
- (h) SES/Medium-scale.**

SECTION XIV

Subsections (B)(4) and (C)(3) of Title 15, Chapter 156, § 156.034 (INSTITUTIONAL), shall be amended and restated as follows:

(B)(4) *Communications/utilities uses.*

- (a) Communication service exchange.**
- (b) Public wellfield/water treatment facility.**
- (c) Utility substation.**
- (d) SES/Small-scale.**

(C)(3) *Communications/utilities uses.*

- (a) Meteorological tower.**
- (b) Sewage treatment plant.**
- (c) Telecommunications facility/tower.**
- (d) Water tower.**
- (e) WECS/Micro.**
- (f) WECS/Non-commercial.**
- (g) WECS/Small.**
- (h) SES/Medium-scale.**

SECTION XV

Subsections (B)(3) and (C)(2) of Title 15, Chapter 156, § 156.035 (INDUSTRIAL BUSINESS PARK), shall be amended and restated as follows:

(B)(3) *Communications/utilities uses.*

- (a) Communication service exchange.**
- (b) Utility substation.**
- (c) Water tower.**

- (d) **WECS/Micro.**
- (e) **WECS/Small.**
- (f) **SES/Small-scale.**

(C)(2) *Communications/utilities uses.*

- (a) **Meteorological tower.**
- (b) Sewage treatment plant.
- (c) Telecommunications facility/tower.
- (d) **WECS/Commercial.**
- (e) **WECS/Non-commercial.**
- (f) **SES/Medium-scale.**

SECTION XVI

Subsections (B)(3) and (C)(3) of Title 15, Chapter 156, § 156.036 (INDUSTRIAL LIGHT), shall be amended and restated as follows:

(B)(3) *Communications/utilities uses.*

- (a) Communication service exchange.
- (b) **Meteorological tower.**
- (c) Utility substation.
- (d) Water tower.
- (e) **WECS/Micro.**
- (f) **WECS/Non-commercial.**
- (g) **WECS/Small.**
- (h) **SES/Small-scale.**

(C)(3) *Communications/utilities uses.*

- (a) Sewage treatment plant.
- (b) Telecommunications facility/tower.
- (c) **WECS/Commercial.**
- (d) **SES/Medium-scale.**

SECTION XVII

Subsections (B)(3) and (C)(3) of Title 15, Chapter 156, § 156.037 (INDUSTRIAL GENERAL), shall be amended and restated as follows:

(B)(3) *Communications/utilities uses.*

- (a) Communication service exchange.
- (b) **Meteorological tower.**
- (c) Utility substation.
- (d) Water tower.
- (e) **WECS/Micro.**
- (f) **WECS/Non-commercial.**
- (g) **WECS/Small.**

- (h) SES/Small-scale.**
- (C)(3) *Communications/utilities uses.*
 - (a) Sewage treatment facility.
 - (b) Telecommunications facility/tower.
 - (c) **WECS/Commercial.**
 - (d) **SES/Medium-scale.**

SECTION XVIII

Title 15, Chapter 156, §156.062 (B)(6) shall be amended to reflect the revisions in the Permitted Accessory Structures chart as depicted in EXHIBIT B.

SECTION XIX

Title 15, Chapter 156, §156.062 (B) shall be amended to reflect a new subsection (B)(9) as follows:

(B)(9) *Solar Energy Systems Uses and Structures.* A Solar Energy System, regardless of size, that is Roof-Mounted or Building-Integrated, in IBP or IL Zones is permitted as an accessory use subject to §156.082 SOLAR ENERGY SYSTEMS and the following:

- (a) Roof-Mounted Solar Energy Systems or Building-Integrated Solar Energy Systems are permitted without regard to the area in square feet that they occupy horizontally, so long as they comply with the following standards:
 - (i) The Solar Energy System must remain subordinate to the primary structure in all characteristics;
 - (ii) If placed on a flat roof, the Solar Energy System may not extend more than five feet above the roof and must be screened from the public right-of-way with the building's façade parapet or similar mechanism; and
 - (iii) The maximum height to the top of the Solar Energy System shall not exceed the allowable height of the building (primary or accessory) to which it is attached.

SECTION XX

Title 15, Chapter 156 shall be amended with a new section, §156.082 as follows:

§ 156.082 SOLAR ENERGY SYSTEMS

(A) Applicability. Except as provided in subsection (E)(2), the provisions of this section are applicable to all solar energy installations, full or partial, within the planning and zoning jurisdiction of Hancock County, Indiana.

(B) Administration.

- (1) The Hancock County Area Plan Commission and its staff are vested with the authority to review, approve, and/or deny applications for Solar Energy Systems, including a sketch, preliminary plans, and final plans.
- (2) Regulations of the siting of Solar Energy Systems is an exercise of valid police power delegated by the State of Indiana. An applicant for a Solar Energy System has the duty of compliance with reasonable conditions imposed by the Hancock County Area Plan Commission.
- (3) All Solar Energy Systems shall meet approval of local building code officials, consistent with the State of Indiana Building Code.

(C) Land Use Types. Determinations of land use type are made by Planning Director using the following standards:

- (1) **Primary Use** – A Solar Energy System is considered a primary use if there is no other primary use on the site. Agrivoltaic Solar Energy Systems are subject to determination by the Planning Director as to primary use.
- (2) **Accessory Use** – In accordance with §156.062, accessory structures must be secondary to the primary use or primary structure on the site.

(D) Solar Energy System Types. Permitted types of Solar Energy Systems include:

- (1) Roof-Mounted Solar Energy Systems;
- (2) Ground-Mounted Solar Energy Systems; and
- (3) Building-Integrated Solar Energy Systems.

(E) Permitted sizes of Solar Energy Systems.

- (1) The size of a Solar Energy System shall be determined by measuring the total surface area of all solar panels in square feet.
- (2) Stand-alone systems, such as a flagpole light, single solar light, are exempt from the provisions of §156.082.
- (3) The Planning Director shall make the determination of project size in accordance with the following standards:
 - a. Micro Scale – Less than 200 square feet of panel area.
 - b. Small Scale – 200 square feet up to 1,750 square feet of panel area.
 - c. Medium Scale – More than 1,750 square feet up to 43,560 square feet of panel area.
- (4) Ground-Mounted Solar Energy Systems larger than Medium Scale are not permitted in the County's zoning jurisdiction.

(F) Development Standards for Solar Energy Systems.

(1) Setbacks.

- a. The setback requirements are the same as is for the structure attached for the following types of Solar Energy Systems:

- i. Roof-Mounted Solar Energy Systems; and
 - ii. Building-Integrated Solar Energy Systems.
- b. A Ground Mounted Solar Energy System setback is to be measured from the edge of panel when oriented at minimum design tilt.
- c. The following setback standards apply to Ground-Mounted Solar Energy Systems:
 - i. Micro Scale – Same as for an accessory structure in the applicable zoning district.
 - ii. Small Scale
 - 1. Primary Use – Same as for a primary structure in the applicable zoning district.
 - 2. Accessory Use – Same as for accessory structure in the applicable zoning district.
 - iii. Medium Scale – Same as for a primary structure in the applicable zoning district.

(2) Height.

- a. The height requirements are the same as is for the structure attached for the following types of Solar Energy Systems:
 - i. Roof-Mounted Solar Energy Systems; and
 - ii. Building-Integrated Solar Energy Systems.
- b. The upward height of a Ground Mounted Solar Energy System shall not exceed 20 feet as measured from the highest natural grade below each panel when oriented at maximum design tilt.
- c. The height from grade of a Ground Mounted Solar Energy System is recommended at three (3) feet.

(3) Lot Coverage.

- a. Lot coverage, as stated in the Lot Standards sections for each zoning district, is a developmental standard that applies when:
 - i. A Solar Energy System is a Ground-Mounted Solar Energy System; and
 - ii. The ground beneath is impermeable or impervious.
- b. The Hancock County Drainage Board shall make a determination about the drainage of the ground beneath in regard to (a)(ii) whenever necessary.

(4) Landscaping and Features.

- a. Landscaping is a developmental standard that applies to a Ground-

Mounted Solar Energy System.

- b. Applicants for a Solar Energy System where the landscaping developmental standard applies shall provide and execute a plan, subject to the approval of the Planning Director, to incorporate the following elements:
 - i. Ground cover, as described in § 156.068(B)(4), that is pollinator-friendly; and
 - ii. Buffers, meeting the standards in §156.075 (F)(1-3), to be placed around the perimeter of the project site.
 - c. The following features shall be preserved in accordance with §156.068, if present, on the proposed site:
 - i. Natural features as described in §156.068 (B)(2); and
 - ii. Historic features as described in §156.068(B)(3).
- (5) Stormwater drainage, erosion, and sediment control.
- a. All Solar Energy Systems must meet the requirements of Chapter 154.
 - b. All drainage matters must be reviewed and approved by the Hancock County Surveyor.
 - c. Repair and/or integration of private drainage systems that are damaged and/or intercepted during construction is required.

(G) Review and Permitting.

- (1) In addition to the requirements set forth in §156.106, a complete Improvement Location Permit application for all Solar Energy Systems shall include the following:
 - a. The Solar Energy System's specifications including manufacturer and model information.
 - b. Module design and site plans.
 - c. An ongoing operations plan that is approved by the Hancock County Planning Department.
 - d. An agreement regarding Solar Energy System abandonment or decommissioning which allows the county's right of removal of the Solar Energy System at the owner or operator's expense.
- (2) Subject to §156.107 and §156.082, development plan review by the Technical Committee is required for the Medium Scale Solar Energy Systems prior to building permit approval.
- (3) Solar Energy System upgrades, repair or replacement will require a new building

permit and may require development plan review by the Technical Committee if the increase if either of the following conditions exist:

- a. The increase in square footage is less than 25% or 2,000 square feet of the existing panel area, whichever is less; or
 - b. The proposed work will require electric power to be shut off by the utility provider at the electric meter.
- (4) Documentation that the applicant has submitted notification to the applicable utility company of the applicant's intent to install an interconnected customer-owned generator. This requirement does not apply to off-grid Solar Energy Systems.

(H) Abandonment and Decommissioning Requirements.

(1) This subsection applies to a Solar Energy System that is Medium Scale and Ground-Mounted.

(2) Annual Status Report:

- a. As part of the abandonment or decommissioning agreement, the owner or operator of a Solar Energy System subject to this section shall be required to file an annual status report with the Planning Department by January 15th of each year for each Solar Energy System for purposes of monitoring the ongoing useful life and safety of the Solar the Energy System.
- b. The Planning Department shall prescribe the form for the annual status report.
- c. Filings made after January 15th each year are considered late and are subject to enforcement under §156.115.

(3) For a Solar Energy System that has:

- a. Reached its useful life as determined by the owner or operator; or
- b. Been determined, by Board of Zoning Appeals following a public hearing, to:
 - i. Have reached its useful life;
 - ii. Be abandoned;
 - iii. Not be fully operational; or
 - iv. Be a public a nuisance;

the Solar Energy System shall be removed and decommissioned by the owner or operator not more than 150 days after the determination.

(4) For a Solar Energy System for which the owner or operator desires to cease operation, the owner, operator, or responsible party shall notify the Planning Department by certified mail of the proposed date of discontinued operations and plans for removal.

- (5) Decommissioning of a Solar Energy System shall consist of the following:
- a. Physical removal of all Solar Energy Systems, including structures and equipment from the site;
 - b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;
 - c. Stabilization or re-vegetation of the site as necessary to minimize erosion, subject to direction from the Planning Director; and
 - d. Any additional requirements imposed by the County.
- (6) Determination of Abandonment and County Action.
- a. Unless notice of a proposed date of decommissioning or written notice of extenuating circumstances is received by the Planning Department and the Planning Director has not granted written consent for an extension, the Solar Energy System shall be considered abandoned when it fails to operate to designed capacity for more than one (1) year.
 - b. If the owner or operation of the Solar Energy System fails to remove the Solar Energy System in accordance with the requirements of §156.082(H)(5) within 150 days of abandonment or the proposed date of decommissioning, the County retains the right to enter and remove an abandoned, hazardous or decommissioned Solar Energy System at the owner or operator's expense. The County may pursue all legal means to recoup the cost of decommissioning, including the placement of liens.

SECTION XXI

Title 15, Chapter 156, §156.121 shall be amended with the following definitions:

AGRIVOLTAIC SOLAR ENERGY SYSTEMS. A solar energy system co-located on the same parcel of land as agricultural production, including crop production, grazing, apiaries, or other agricultural products or services.

BUILDING-INTEGRATED SOLAR ENERGY SYSTEM. A solar energy system that is an integral part of a primary or accessory building, rather than a separate mechanical device. Components of a building-integrated solar energy system, such as solar shingles, might replace or substitute for an architectural or structure component of the building. Building-integrated systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.

GROUND-MOUNTED SOLAR ENERGY SYSTEM. A solar energy system mounted on a rack or pole that rests or is attached to the ground. Ground-mounted systems can be either accessory or primary uses.

PHOTOVOLTAIC SYSTEM. A solar energy system that converts solar energy directly into electricity.

POLLINATOR-FRIENDLY SOLAR ENERGY. A solar energy system that meets the requirements of the 2020 Indiana Solar Site Pollinator Habitat Planning Scorecard developed by Purdue University or another pollinator-friendly checklist developed by a third-party as a solar-pollinator standard designed for Midwestern eco-systems, soils, and habitat.

ROOF-MOUNTED SOLAR ENERGY SYSTEM. A solar energy system mounted on a rack that is fastened to or ballasted on a structure's roof. Roof-mounted systems are accessory to the primary use.

SOLAR ENERGY. Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

SOLAR ENERGY SYSTEM. A device, array of devices, or structural design feature, the purpose of which is to provide for generation or storage of electricity from sunlight, or the collection, storage, and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating.

SOLAR HOT WATER SYSTEM. A system that includes a solar collector and a heat exchanger that heats or preheats water for building heating systems or other hot water needs, including residential domestic hot water and hot water for commercial processes.

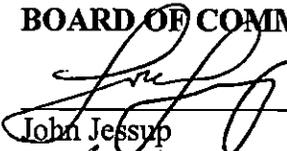
SOLAR-READY DESIGN. The design and construction of a building that facilitates and makes feasible the installation of a roof-mounted or building-integrated Solar Energy System.

SECTION XXII

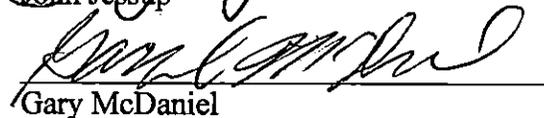
This Ordinance shall be in full force and effect from and after its passage and publication as prescribed by law.

Adopted this 4th day of March, 2024.

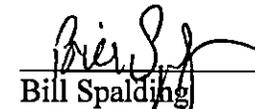
BOARD OF COMMISSIONERS OF HANCOCK COUNTY, INDIANA



John Jessup

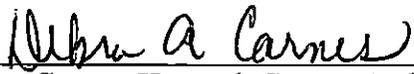


Gary McDaniel



Bill Spalding

Attest:


Debra Carnes, Hancock County Auditor

This instrument was prepared by Rhonda Cook, BRAND & MORELOCK, 6 West South Street, Greenfield, IN 46140.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Rhonda Cook.

EXHIBIT A

Amendment to Land Use Matrix Chart in §156.021 (B)

LAND USE MATRIX															
PRIMARY LAND USE <i>P = Permitted Use</i> <i>S = Special Exception Use</i>	ZONING DISTRICT														
	<i>A</i>	<i>RR</i>	<i>R1.0</i>	<i>R2.5</i>	<i>R3.5</i>	<i>R5.0</i>	<i>RMH</i>	<i>RM</i>	<i>CN</i>	<i>CC</i>	<i>CR</i>	<i>IN</i>	<i>IBP</i>	<i>IL</i>	<i>IG</i>
Communications/Utilities Uses															
<i>SES/Micro-scale</i>															
<i>SES/Small-scale</i>	P	P	P	P	P	S	P	P	S	P	P	P	P	P	P
<i>SES/Medium-scale</i>	S	S	S					S	S	S	S	S	S	S	S

EXHIBIT B

Amendment to Permitted Accessory Structures Chart in §156.062 (B)(6)

<i>Permitted Accessory Structures</i>															
<i>P - Permitted</i>															
<i>S - Special Exceptions</i>															
	<i>A</i>	<i>RR</i>	<i>R1.0</i>	<i>R2.5</i>	<i>R3.5</i>	<i>R5.0</i>	<i>RMH</i>	<i>RM</i>	<i>CN</i>	<i>CC</i>	<i>CR</i>	<i>IN</i>	<i>IBP</i>	<i>IL</i>	<i>IG</i>
<i>Use of Structure</i>															
<i>SES/Micro-scale</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<i>SES/Small-scale</i>	P	P	P	P	S	S	P	P	S	P	P	P	P	P	P
<i>SES/Medium-scale</i>	S	S								S	S	S	*	*	S
* Refer to §156.062 (B)(9) for permitted accessory SES types exempt from Special Exception requirement and scale limitations in these zoning districts.															