

Section 300 Definitions

Solar Energy System: A device or structural design feature for which the primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means.

Solar Energy System, Accessory: Solar Energy System generating power for on-site consumption or to offset electrical use for on-site accounts shall be considered accessory to the principal use when it is incidental and subordinate to the principal use or structure and located on the same lot. Excess energy may be fed back to the public utility.

Solar Farm, Medium: Solar Energy System, roof or ground-mounted Photovoltaic Array, which ~~that~~ generates electricity for off-site accounts and has an array area (including panel area and inter-panel space) smaller than 2 acres.

Solar Farm, Large: A Solar Energy System, roof or ground mounted Photovoltaic Array, which ~~that~~ generates electricity for off-site accounts, and has an array area (including panel area and inter-panel space) of 2 acres or more.

Section 500 Zoning Districts

501 Establishment of Zoning Districts

The Town of Naples is hereby divided into the following Districts:

1. Rural Area.
 - a. Limited Residential Area. Home occupations and commercial activities in the rural area are grandfathered for their present use. Forestry, agricultural activities and residential uses except for mobile home parks are allowed in the rural area. Excessive growth and sprawl should be discouraged in the rural area.
2. Critical Rural Area.
 - a. Conservation land and easements, parks, critical habitat areas, significant wetlands and stream protection areas, lake and stream setbacks as shown on Shoreland Zoning Map, State of Maine Critical Wildlife Area Map, 100-year Floodplain Map (F.E.M.A.), National Wetlands Inventory Map, State, Regional and Local Public Land Trust Maps: this area shall remain undeveloped and not allow residential or commercial uses except for non-profit non-residential facilities. Campgrounds are prohibited in the Critical Rural zoning district.
3. Commercial.

- a. The area where future commercial development outside of the village district shall take place. Residential use, except for mobile home parks, will be allowed in the Commercial zoning district. Light manufacturing is allowed in the Commercial zoning district subject to the limitations set forth in Section 3.6.

4. Residential Growth Area.

- a. The area of the town where residential growth shall be encouraged. The area will allow all types of residential development including mobile home parks.

5. Village District Area.

- a. The Village District area shall be a mixed residential, commercial and municipal service area. ~~It is recommended that a~~ Architectural design matching the historical character and small-town image of the area shall be applied to all new construction and maintenance of existing buildings. Campgrounds are prohibited in the Village Zoning District.

6. Solar Farm Overlay

- ~~b.a.~~ The purpose of this overlay zone is to allow for Medium and Large Solar Farms in Naples on larger, previously developed lands in locations that are compatible with surrounding land uses. The intent is to provide clean, low-impact reuse options for previously developed properties that may be impacted by past uses, like existing industrial uses, impervious surfaces, gravel pits, junkyards, capped landfills and brownfield sites.

507 Solar Farm Overlay

1. Permitted Uses

- a. All permitted uses allowed in the underlying zoning district
- b. Solar Farm, Medium
- c. Solar Farm, Large

2. Conditional Uses

- a. All conditional Uses allowed in the underlying zoning district

3. Dimensional Standards

- a. Minimum or Maximum Lot Size:
 - none 2 acre minimum
- b. Maximum Developed Area/Area of Disturbance per Solar Farm
 - 60 acres
- c. Maximum Height:
 - 25 feet, measured from lowest point of structure above grade ground level to the highest point of the facility when oriented at maximum tilt.
- d. Minimum Setbacks, Front, Side, and Rear:
 - 50 feet

e. Minimum Road Frontage

- 100 feet

4. Solar Farm District Standards

- a. New Solar Farm, ~~Medium~~ Medium and Large uses shall only be permitted on properties that are currently mapped within the overlay district area.
- b. A sign shall be required to be installed on the property to identify the owner and provide a 24-hour emergency contact phone number. Additional signage may be required. All signs must conform to the standards of the Land Use Ordinance.
- c. All electrical and control equipment for a ground-mounted Solar Farm shall be labeled and secured to prevent unauthorized access.
- d. Solar Farms that have frontage on a public road must maintain a twenty-five (25) foot vegetated ~~screened~~ buffer at the property's front, side, and rear lot lines ~~frontage on that road.~~
 - Existing trees, shrubs and other vegetation within the buffer area shall be preserved. The Planning Board may require additional plantings to create a naturalized vegetated buffer.
 - Access drives may cross this area but parking areas or internal access drives may not be located within this area.
- e. A Solar Farm Maintenance and Operations Plan shall be provided upon Site Plan approval.
- f. Decommissioning and removal of the Solar Farm is required after twelve (12) consecutive months of no energy generation. The owner or operator and/or operator shall remove the system, in its entirety, by no later than ninety (90) days after the end of the twelve-month period.
- g. Solar Farm, Large removal surety required. Upon Site Plan approval, and prior to applying for any applicable building permits for a Solar Farm, Utility, the applicant shall submit to the Town a surety or performance guarantee to be approved by the Town Manager in the amount of 125% of the estimated removal costs. Such costs will account for physical removal of all structures, systems, equipment, security barriers and electrical lines, disposal of all solid and hazardous waste, and stabilization or re-vegetation of the site as necessary to minimize erosion. The surety or performance guarantee shall be kept in effect throughout the lifetime of the system, and the form and amount of the financial surety will be reviewed by the Town Manager or designee every five (5) years, and renewed or adjusted as necessary.
- h. Solar Farms shall be located outside of ~~A~~ any portions of a property within a Shoreland or Stream Protection zone and must meet current standards. Additional plantings may be required to meet these standards.
- i. All Solar Farms must meet the standards of DEP Chapter 500 rules for stormwater management.