County-level ordinances governing utility-scale										
solar projects										
Color key:	V	present, addressed in ordinance				X	missing from	ordinance		
County names with hyperlinks to ordinance>>	<u>Augusta</u>	<u>Brunswick</u>	Caroline	<u>Charlotte</u>	<u>Culpeper</u>	<u>Dinwiddie</u>	<u>Madison</u>	<u>Nelson</u> (draft)	<u>Page</u> (in discussion)	Southampton (draft)
Overall vision and guiding principles										
By Special/Conditional Use Permit (SUP/CUP) only	V	V	√	V	√	by rezoning	V	V	V	V
SUP granted only when project approved by PJM	x	ID public utility that will interconnect	x	no installation before PJM approval	proof of application to PJM only	x	V	x	letter of commitment from utility company	x
Maximum solar cap for county	X	8,500 acres	600 MW	x	x	x	50% of total county power usage	×	x	1% of county land area
Maximum size per project	×	×	x	3% of land within a 5-mile radius	×	×	50% of total county power usage	×	500 acres	100 MW
Maximum acreage coverage per facility (% solar panels to total land in project)	×	65% coverage	x	×	×	×	based on county power usage	×	65% coverage	×
Deadline for building or permit after SUP approval	not specified	24 months	36 months	not specified	24 months	not specified	not specified	24 months	24 months	12 months
Energy storage systems considered separate use	not specified	no difference	not specified	not specified	not specified	not specified	not specified	not specified	V	not specified
Set-back requirements and caps										
Minimum setback for on-site equipment & structures	200 feet	150-250 feet	50-150 feet	not specified	150 feet	not specified	300 ft	100 feet	200 feet	35-75 feet
Minimum setback to edge of rivers, creeks, state roads, and/or parcels with existing dwellings	X	X	X	75-400 ft (exceptions granted)	not specified	X	50 ft (streams); 150 ft (rivers)	X	100-300 feet	250 feet
Setback from residential districts or subdivisions	1,000 feet	250 feet	X	X	X	not specified	X	200 feet	Prohibited	X
Minimum distance to nearest solar facility	X	X	1 mile	X	X	X	X	X	2 miles	5 miles
Minimum distance to nearest town	X	1 mile	X	1 mile	X	X	X	X	1 mile	1 mile
Vegetated setback with planted screening	10-20 feet	100 feet	25-75 feet	25 feet	not specified	not specified	50 feet	20 feet	100 feet	35-75 feet
Maximum above grade height of panels	15 feet	15 feet	15 feet	25 feet	not specified	18 feet	not specified	15 feet	10 feet	18 feet
Maximum height of other structures	not specified	15 feet	over 15 feet as long as not visible from exterior	not specified	not specified	not specified	15 feet	not specified	15 feet	over 18 feet as long as not visible from exterior
Restrictions										
Zoning district restrictions	Only general ag or general business	x	Solar Energy Overlay District only	x	In A-1 (ag) and RA (rural area) only	Limits on Ag Use Value program lands	Only on M-1 (industrial)	SUP in A-1, C-1, M-1, B-1, B-2; by-right in M-2	x	Only on M-1 (limited industrial)
Restrictions on Prime Farmland, Farmland of Statewide Importance, or conservation easements	x	x	√	x	x	✓	V	x	discouraged; max 50%	not specified
Required setback from historic and cultural areas	X	X	X	X	X	X	X	X	200 feet	100 feet
Prohibited on properties on the state or national historic registry or in a core battlefield area	×	×	X	x	V	X	V	x	x	X
Prohibited on forested areas, as identified by Virginia State	X	X	X	X	X	X	V	X	V	√
certified forester Prohibited on properties clear-cut or heavily timbered	x	×	x	x	×	x	✓ ·	x	x	x
within five years before submittal	~	*	*	~	~	•			•	••
Erosion & stormwater										
Surface water and floodplain inventory required	X	X	V	X	X	X	X	X	V	√
SUP specifies adherence to all federal, state, and local	X	X	X	X	X	V	V	X	V	V
erosion, sediment control & stormwater requirements	•			•	••			•		
Qualified third-party inspections as required by VA Erosion	X	X	X	X	X	X	×	×	V	V
& Sediment Control, & Stormwater Regulations	X	X	X	X	X	X	X	X	within 24 hrs	not specified
Deadline for submitting required inspections to county Basic grading plan required	X	X ✓	X	X	X	X	X	X	viumi 24 m S	not specified
Grading plan reviewed by independent expert required	X	J	X	X	X	X	X	X	X	X
Other grading restrictions	X	X	topsoil cannot be removed	X	x	x	4" of topsoil to be removed & stored onsite	x	X	topsoil cannot be removed
Maximum site surface area that can be graded	X	X	limited to panel areas	X	X	X	x	×	50% max	limited to panel areas
Maximum amount of vegetation that can be cleared	X	X	limited to panel areas	X	X	X	×	×	X	limited to panel areas
Estimate required of % on-site acres that will be cleared	X	X	X	X	X	X	X	X	X	X
Maximum slope of terrain that can be developed	X	X	15% slope	X	X	X	X	X	15% slope	15% slope
Vegetation and natural resources										

		1					1			
Inventory required of all endangered & threatened species	X	×	×	×	X	X	X	l x	×	V
in county, including map of locations		••	••			••				
Wetlands, waterways, floodplains inventoried and	x	×	l x	x	×	×	x	l x	V	√
delineated on site map									-	
Pollinator-friendly plants encouraged	V	X	✓	V	X	X	V	V	V	V
Minimum % of land to be planted with pollinator-friendly plants	x	x	×	x	x	x	X	x	x	x
Landscaping maintenance plan required	X	V	√	x	X	X	X	X	V	V
Ground cover to be maintained throughout the site	X	J	X	Ĵ	X	X	X	X	J	J
Wildlife corridors designated in consultation with			^						·	
Department of Wildlife Resources	X	X	X	X	X	X	X	X	✓	X
Minimum number of wildlife corridors per facility	X	1	X	X	X	X	X	X	1	X
Required reports and other required actions										
Analysis showing compliance with Comprehensive Plan &	V	X	X	X	V	X	X	X	X	X
land-use ordinances	V	^	^	^	v	^	^	^	^	^
Inventory of all nearby historical and cultural resources	X	3-mile radius	X	X	X	optional	X	X	3-mile radius	✓
Inventory of all nearby solar facilities	X	4-mile radius	X	X	X	X	X	X	4-mile radius	X
Community meeting required	V	√	X	V	X	X	X	X	V	√
Advance notice to be given to property owners	5-21 days	7-14 days	X	7-14 days	X	X	X	X	7-14 days	5-21 days
The same and the same same same same same same same sam	all owners	adjoining		adjoining					adjoining	all owners
Which property owners are notified	within 1 mile	owners only	X	owners only	X	X	X	X	owners only	within 1 mile
Solar panel analysis report (composition, toxicology,	×	X	l x	X	X	X	V	x	X	×
country of origin)						•				
Viewshed study (including mitigation)	V	V	X	X	X	optional	V	X	V	X
Glare study	✓	√	X	X	✓	X	X	✓	X	X
Lighting plan	X	V	V	X	X	X	X	X	X	V
Emergency/safety plan	X	V	X	X	V	√	V	X	X	V
Construction schedule and/or management plan	X	X	V	X	X	X	X	X	X	V
Limits to reduce construction impact on neighboring		**	.,	.,,			,	.,	.,	.,
properties (noise, lighting, etc.)	X	X	X	X	√	X	V	X	X	X
Traffic impact study	V	X	X	X	V	optional	X	X	X	√
Economic impact study, including costs	V	X	X	X	V	V	V	X	V	V
Full-time permanent post-construction job estimate	X	X	X	X	X	√	V	X	X	V
Groundwater monitoring plan	X	X	X	X	X	<u> </u>	X	×	X	V
Design restrictions on site structures & buildings	X		X	X	→	<i></i>	X	X	^	X
Design restrictions on site structures & buildings	^	•	^	^	•	•	^	^	•	^
Decommissioning										
Decommissioning plan required	\checkmark	V	√	√	V	V	√	√	V	\checkmark
Decommissioning plan updates required	X	X	X	X	every 3 yrs	X	every 3 yrs	X	X	X
Decommissioning cost estimates required	V	V	V	V	V	X	X	V	V	V
Decommissioning cost estimate updates required	X	every 5 yrs	every 5 yrs	every 5 yrs	every 3 yrs	X	X	after 10 yrs	every 5 yrs	every 5 years
guitant and guitan	bond, letter of	, . , .	bond, letter of	cash, letter of	cash, surety,	surety bond	cash, letter of	bond, letter of		bond, letter of
Funding sources for future decommissioning costs	credit, or	not specified	credit, or	credit, or	letter of	or certified	credit, or	credit, or other	escrow	credit, other
and the sources for factor accommissioning costs	other surety	orspecijicu	other surety	surety bond	credit, bond	check	surety bond	surety	account	security
Decommissioning and land restoration process defined	X	V	X	X	X	X	✓ ✓	mixed	V	Y
Decommissioning and land restoration process defined	with		agricultural						-	agricultural
Site restored to pre-development condition	exceptions	√	ready	X	X	X	V	V	V	ready
Re-seeding specifically required	X	V	X	V	X	V	V	V	V	X
Tree replanting specifically required	X	>	X	X	X	X	V	X	>	X
Removal of all equipment, pilings, panels required	V	V	√	√	V	to 3 ft only	V	V	V	V
"Abandonment" defined as minimum of:	12 months	6 months	12 months	12 months	24 months	12 months	9 months	12 months	6-9 months	12 months
No salvage value for equipment permitted	X	X	X	V	X	X	V	X	V	V
Disposal method for panels & other materials specified	X	X	X	X	X	X	X	X	V	X
Disposal of panels & other materials prohibited in the								7,0	V	
county where facility is located	X	X	X	X	X	X	X	X	V	X