

ATTACHMENT 2: Buffering Standards

	Belfast, ME (In Process)	York, ME (Nov. 2018)	Agawam, MA (Apr. 2018)	Thorndike, ME (Mar. 2016)	Portland, ME (Nov. 2016)																										
What is the Buffering/Setback Standard?	<p>Setbacks depend on the size of the project:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2">Front Setback</th> </tr> </thead> <tbody> <tr> <td>Small</td> <td>30 Ft</td> </tr> <tr> <td>Medium</td> <td>50 Ft.</td> </tr> <tr> <td>Large</td> <td>50 Ft.</td> </tr> </tbody> </table> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Side</th> <th>Rear</th> </tr> </thead> <tbody> <tr> <td>Small: Less than 16Ft. in Height</td> <td>15 Ft.</td> <td>15 Ft.</td> </tr> <tr> <td>Small: Greater than 16Ft. in Height</td> <td>50 Ft.</td> <td>50 Ft.</td> </tr> <tr> <td>Medium: Less than 16Ft. in Height</td> <td>30 Ft.</td> <td>30 Ft.</td> </tr> <tr> <td>Medium: Greater than 16Ft. in Height</td> <td>50 Ft.</td> <td>50 Ft.</td> </tr> <tr> <td>Large</td> <td>50 Ft.</td> <td>50 Ft.</td> </tr> </tbody> </table> <p><u>Shoreland</u>: Must comply with minimum structure setback of Shoreland Zone.</p> <p>Visual Impact Standards give the PB some leeway to review buffering for solar projects on a case-by-case basis by establishing buffering/screening measures in relation to specific site attributes.</p>	Front Setback		Small	30 Ft	Medium	50 Ft.	Large	50 Ft.		Side	Rear	Small: Less than 16Ft. in Height	15 Ft.	15 Ft.	Small: Greater than 16Ft. in Height	50 Ft.	50 Ft.	Medium: Less than 16Ft. in Height	30 Ft.	30 Ft.	Medium: Greater than 16Ft. in Height	50 Ft.	50 Ft.	Large	50 Ft.	50 Ft.	<p>Requires all solar installations to meet the setbacks of the Shoreland Zone. Solar installations are allowed in front yards of residential districts unless they are 50 feet from the front property line.</p> <p>Ordinance also includes visual impact standards.</p>	<p>Requires large-scale solar energy systems, including appurtenant structures and parking areas, to be at least 75 feet from any property boundary. However, the required setback areas are not included in the calculation of the size of the large-scale solar energy system installation.</p> <p>Small-scale are only allowed in rear or side yards.</p> <p>Roof mounted cannot extend beyond the perimeter of the building.</p> <p>Also include visual impact mitigation standards, land clearing standards that limit the amount of clearing of natural vegetation to that necessary for construction, operation and maintenance of the solar project and preservation of tree standards that require installations to be designed and constructed to preserve and maintain the health and root systems of significant trees on public property 75 years and older or with a diameter of 36 inches or greater.</p>	<p>Requires a 50-foot setback for side and rear property lines and must meet the front setback requirements for structures.</p>	<p>Setback depends on the size of the project.</p> <p>Medium – Located in side or rear yards, wherever possible, setback 50 feet from certain residential zones, located away and screened from public ways and nearby residential/institutional uses to the extent possible.</p> <p>Large – Located in side or rear yards, wherever possible, setback 75 feet from certain residential zones. Screened from public ways and nearby residential/institutional uses to the extent possible. Layout and fencing to be integrated with the landscape to the extent possible, screen from abutters and minimize impact on significant scenic views to the extent possible. Prohibited within the 75 ft. setback from high water mark in shoreland zone and meet other shoreland zone requirements.</p>
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