



# Solar Energy System Information Packet

Land Use  
Management  
509 W 5th Street  
Suite 103  
Red Wing, MN  
55066

Solar Energy Systems could require more than one application approval:  
Commercial-SES Zoning Permit and Building Permit  
Utility Scale-Conditional or Interim Use Permit and Building Permit

Please call (651) 385-3104 for any questions.

## SOLAR ENERGY SYSTEM (SES)

A device set of devices, or structural design feature, a substantial purpose of which is to provide for the collection, storage, and distribution of sunlight for space heating or cooling, generation of electricity, water heating, or providing daylight for interior lighting.

- A. **Residential SES.** Accessory to the primary use of the land, designed to supply energy for onsite residential use; excess energy produced may be sold back to the grid through net metering.
- B. **Commercial SES.** Accessory to a permitted farm or business use of the land, designed to generate energy to offset utility costs or as an additional revenue stream.
- C. **Utility Scale SES.** An energy system that is the primary use of the land, designed to provide energy primarily to off-site uses or export to the wholesale market.

Solar Application Fees	
Commercial	\$200
Utility	\$1,000

\*SES permit type determined by staff

\*All fees are in addition to building permit fees

## WHEN IS A SOLAR ENERGY SYSTEM ZONING PERMIT NECESSARY?

Approval Required: All Solar energy systems greater than 2000 watt (2 kW) capacity shall require a building permit and zoning approval in the form of an administrative review, SES Zoning Permit, or a Conditional /Interim Use Permit.

- A. **Residential SES** may be approved administratively.
- B. **Commercial SES** may be approved through an SES Zoning Permit or a Conditional/Interim Use Permit.
- C. **Utility Scale Photovoltaic (PV) SES** Systems require a conditional/interim use permit.

## PERMITTED USES, CONDITIONAL USES OR INTERIM USES FOR SOLAR ENERGY SYSTEMS

Solar Energy Systems will be permitted, permitted with a zoning permit, permitted with a conditional use or interim use permitted, or not permitted based on the generating capacity and land use district as established in the table below (P=Permitted, ZP= Zoning Permit, C=Conditionally Permitted, I=Interim Permitted, NP=Not Permitted):

District	Utility Scale	Commercial Scale	Residential Scale
Agriculture Protection (A-1)	C or I	ZP	P
Agriculture (A-2)	C or I	ZP	P
Urban Fringe (A-3)	C or I	ZP	P
Suburban Residence (R-1)	NP	ZP	P
Business (B-1/B-2)	C or I	ZP	P
Mixed Use Hamlet (MXH)	NP	ZP	P
Industrial (I)	C or I	ZP	P
Wild and Scenic River (WS)	NP	C or I	P
Commercial Recreation (CR)	NP	C or I	P
Shoreland (S)	NP	C or I	P
Floodplain Management (FP)	NP	C or I*	ZP*
Conservation Subdivision	NP	P	P

APPLICATION MATERIALS CHECKLIST	
Completed Application	
Township approval form with Township signature	
Site Plan with information listed below:	
Location and spacing of solar panels	
Location of underground or overhead electric lines connecting SES to building, substation, or other electric loads	
New electrical equipment other than at the existing building or substation that is the connection point for the SES	
Existing and proposed (if altering) topography at 2-foot contours	
Manufacturer's specifications and recommended installation methods for all major equipment including solar panels, mounting systems, and foundations for poles or racks.	
Visual impact analysis: potential visual effects	
Stormwater management measures:	
Specific erosion control, sedimentation control, or stabilization methods to address soil limitations during and after project construction	
Screening or buffering plan including site grading and/or landscape plantings proposed along public roads or abutting residential properties	
Maintenance plan for grounds surrounding the systems	

Permit#

# Solar Energy System Application

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

PROPERTY OWNER'S ADDRESS:

TELEPHONE:

( )

EMAIL:

APPLICANT OR AUTHORIZED AGENT'S NAME:

Same as Above

APPLICANT'S ADDRESS:

TELEPHONE:

( )

EMAIL:

## 2. Location and Classification

STREET ADDRESS OF PROJECT:

PARCEL #:

LEGAL DESCRIPTION:

Attached

## 3. Supporting information

NUMBER OF SOLAR COLLECTORS TO BE INSTALLED

TOTAL SIZE OF PROJECT

DESCRIBE METHOD OF CONNECTING THE ARRAY TO A BUILDING OR SUBSTATION

Attach signed interconnection agreement

## 4. Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- 1. The undersigned is the owner or authorized agent of the owner of this property.
- 2. The information presented is true and correct to the best of my knowledge.
- 3. Other information or applications may be required.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print name: \_\_\_\_\_

County Section				
SES Application Fee:	SES Zoning Permit: \$200	SES CUP/IUP: \$1000	Receipt Number	Date
Building permit #:				
Shoreland _____	Lake/Stream Name _____		Zoning District _____	
Conditions:				
Zoning Administrator Signature				

## PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Visual Impact Analysis. Is the project anticipated to adversely effect visual sightlines of neighboring dwellings, properties or public rights-of-way. Identify measures to avoid, minimize or mitigate visual effects.

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2. Proposed stormwater management measures. Identify specific erosion control, sedimentation control or stabilization measures to address soil limitations during and after construction. An NPDES permit may be required.

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3. Maintenance plan for grounds surrounding the system(s).

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4. Anticipated wetlands impacts. Has a wetlands impact study been completed?

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5. Proposed decommissioning procedures.

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