

TOWNSHIP OF CECIL
WASHINGTON COUNTY, PENNSYLVANIA

ORDINANCE NO. 02-2026

AN ORDINANCE OF THE TOWNSHIP OF CECIL, WASHINGTON COUNTY, PENNSYLVANIA, AMENDING THE FOLLOWING SECTIONS OF CHAPTER 240, ZONING, OF THE CECIL TOWNSHIP CODE OF ORDINANCES: AMENDING ARTICLE VIII GENERAL REGULATIONS TO ADD SECTION 240-62, PRINCIPAL SOLAR ENERGY SYSTEM; UPDATING SECTION 240-8 DEFINITIONS TO ADD ADDITIONAL TERMS; ADDING PRINCIPAL SOLAR ENERGY SYSTEM AS A CONDITIONAL USE IN SECTIONS 240-23 LOW DENSITY RESIDENTIAL, 240-28 GENERAL COMMERCIAL DISTRICT, 240-32 LIGHT INDUSTRIAL DISTRICT, 240-33 I-2 HEAVY INDUSTRIAL DISTRICT, AND 240-37 SPECIAL DEVELOPMENT DISTRICT; PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Cecil Township (“Township”) Board of Supervisors (“Board”) has been vested with the power and authority to make and adopt ordinances, bylaws, rules, and regulations not inconsistent with or restrained by the Constitution and laws of this Commonwealth, as is expedient or necessary for the proper management, care, and control of, *inter alia*, the Township’s finances, the maintenance of peace, good government, safety, and welfare of the Township, its trade, commerce, and manufacturers; and

WHEREAS, the Board finds that it is in the best interest of the residents and taxpayers of the Township to amend Chapter 240, Zoning, of the Cecil Township Code of Ordinances as set forth herein; and

WHEREAS, this amendment was sent to the Township Planning Commission on [REDACTED], 2025, and it had no comment on the amendment; and

WHEREAS, this amendment was sent to the Washington County Planning Commission on [REDACTED], 2025, and it had no comment on the amendment; and

WHEREAS, the Board held a duly advertised public hearing on [REDACTED], 2025, to consider the enactment of this amendment; and

WHEREAS, the Board has given careful consideration to all public comment and has determined adoption of this amendment is beneficial to the health, safety, and welfare of the Township.

NOW THEREFORE BE IT ENACTED AND ORDAINED by the Board of Supervisors of Cecil Township, Washington County, Pennsylvania, and it is enacted and ordained as follows:

SECTION 1. Section 240-8, Definitions, shall be amended by adding the following definitions in alphabetical order:

ALTERNATIVE ENERGY: A renewable, sustainable, clean source of energy generated from solar, water, wind, geothermal, or similar sources, which can provide energy and utility provisions to a permitted use.

ALTERNATIVE ENERGY SYSTEM: A private system capable of converting solar, water and/or wind into a viable energy source and utility provision for a permitted use. Such systems may include solar panels, wind turbines, geothermal systems and/or other similar alternative energy systems.

APPLICANT: A person or entity filing an application under this Chapter.

CONDITIONAL USE: A use permitted in Single-Family Density Residential (R-1), General Commercial (C-1), Light Industrial (I-1), Heavy Industrial (I-2), and Special Development (SD) as provided for in Article 3, which may only be authorized by the appropriate Board of Supervisors, as set forth in Section 1101 of this Ordinance.

DECOMMISSIONING SECURITY: Decommissioning or discontinued use shall include removal of solar arrays, support equipment, buildings, electrical components and lines, roads, foundations to a depth of thirty-six inches (36"), and any other associated facilities. Disturbed earth shall be graded and re-seeded, unless the landowner requests in writing and the supervisors approve that the access road or other land surface areas not be restored. If the facility owner or operator fails to complete decommissioning within the required period, then the landowner shall within sixty (60) months complete decommissioning. If neither the facility owner or operator, nor the landowner complete decommissioning within the required periods, then the Township may take such measures as necessary to complete decommissioning.

GLARE: A reflection from the sun on the solar panels in an array or system

GROUND COVER: vegetation under, around, and in between ground mounted solar panels individually and/or situated in an array

FENCING: Safety fencing around perimeter for safety of animals

PRINCIPAL SOLAR ENERGY SYSTEM (PSES): An area of land or other area used for a solar energy system used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for on-site use. Ground mounted or freestanding Solar Energy Systems with an output size of not greater than 10kw

shall be considered Accessory Solar Energy Systems. Roof Mounted Solar Energy Systems on the roofs of buildings on-site used primarily for on-site use shall have no limit as to power output. An accessory solar energy system consists of one (1) or more free-standing ground, or roof mounted solar arrays or modules, or solar related equipment and is intended to primarily reduce on-site consumption of utility power or fuels for use on-site by the generator.

SOLAR ARRAY: A system of a group of solar panels connected together.

SOLAR ARRAY CONNECTION: The low-voltage electric lines which connect Solar Related Equipment.

SOLAR EASEMENT: A solar easement means a right expressed as an easement, restriction, covenant, or condition contained in an deed, contract, or other written instrument executed by or on behalf of any landowner for the purpose of assuring adequate access to direct sunlight for solar energy systems.

SOLAR ENERGY: Radiant energy (direct, diffuse and/or reflective) received from the sun.

SOLAR ENERGY SYSTEM: is a system on residential rooftop for single building

SOLAR ENERGY FARM: large-scale energy project covering many acres designed to produce electricity for the grid

SOLAR ENERGY FACILITY: A area of land used for a solar collection system principally to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for off-site use. Principal solar energy systems consist of one (1) or more free-standing ground, or roof mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures.

SOLAR ENERGY PROJECT: A grouping of two or more Solar Energy Facilities which are held by owner or leased to a common lessor and which are part of a single solar energy production development project.

SOLAR ENERGY PROJECT OWNER: The individual, group or entity responsible for the permitting, construction and operation of a Solar Energy Facility or Solar Energy Project. (SEF Developer)

SOLAR FACILITY CONNECTION: The high-voltage electric conveyance lines which

connect a Solar Energy Facility to the Solar Project Connection.

SOLAR PROJECT CONNECTION: The electric conveyance lines which connect a Solar Energy Facility to the high-voltage electric interconnection grid.

SOLAR PANEL: That part or portion of a solar energy system containing one or more receptive cells or modules, the purpose of which is to convert solar energy for use in space heating or cooling, for water heating and/or for electricity.

SOLAR RELATED EQUIPMENT: Items including a solar photovoltaic cell, module, panel, or array, or solar hot air or water collector device panels, lines, pumps, batteries, mounting brackets, framing and foundations or other structures used for or intended to be used for collection of solar energy.

SECTION 2. Section 240-23.B, R-1 Low Density Residential District, Conditional Uses, shall be amended to add subsection (6), providing for “Principal Solar Energy System.”

SECTION 3. Section 240-28.C, C-1 General Commercial District, Conditional Uses, shall be amended to add subsection (14), providing for “Principal Solar Energy System.”

SECTION 4. Section 240-32.C, I-1 Light Industrial District, Conditional Uses, shall be amended to add subsection (16), providing for “Principal Solar Energy System.”

SECTION 4. Section 240-33.C, I-2 Heavy Industrial District, Conditional Uses, shall be amended to add subsection (16), providing for “Principal Solar Energy System.”

SECTION 4. Section 240-34.C, SD Special Development District, Conditional Uses, shall be amended to add subsection (C), providing for “Principal Solar Energy System.”

SECTION 5. Article VIII, General Regulations, shall be amended to add the following as Section 240-62:

§240-62 Principal Solar Energy System (“PSES”)

A. General Requirements.

- (1) The PSES layout, design, and installation shall conform to applicable industry standards; the Pennsylvania Uniform Construction Code as adopted by the Township; Chapter 210 of the Township Code of Ordinances, “Subdivision and Land Development;” Chapter 203 of the Township Code of Ordinances, “Stormwater Management;” and all other applicable local, state, and federal regulations. The applicant shall submit to the Township evidence of having obtained all applicable permits, approvals, and certificates of compliance.

- (2) The applicant shall submit a plan for emergency response to potential hazards and incidents associated with the PSES that threaten life, property, or the environment. Upon request from the Township, the proposed operator will make available at its sole cost and expense an appropriate site orientation for first responders.
- (3) The PSES owner and/or operator shall provide to the Township and maintain the identity and phone number of a person for the public to contact with inquiries and complaints throughout the life and decommissioning of the PSES. The PSES owner and/or operator shall make reasonable efforts to respond to the public's inquiries and complaints

B. Design, Installation, and Operation Standards.

- (1) Minimum lot size shall be three acres.
- (2) All buildings, structures, and other facilities shall be set back at least 50 feet from the perimeter boundary of the property or easement which encompasses the PSES.
- (3) Ground-mounted PSES shall not exceed 15 feet in height.
- (4) PSES mounted on a roof or wall of any building may be in addition to the maximum height regulations of the principal structure.
- (5) The applicant must provide to the Township landscaping and landscaping maintenance plans that it will follow to address ground cover.
- (6) Noise from a PSES shall meet the standards of Section 151-2 of the Township Code of Ordinances.
- (7) Ground-mounted PSES shall not be artificially lit except to the extent required for safety or by applicable federal, state, or local authority.
- (8) All PSES shall be placed such that concentrated solar radiation, or glare, does not project onto nearby structures or roadways. The applicant has the burden of proving that any glare produced by the PSES does not have significant, adverse impact on neighboring or adjacent uses either through siting or mitigation.
- (9) All ground-mounted PSES shall be completely enclosed by a minimum six-foot-high fence with a self-locking gate. The fence shall be located between required buffer screening and PSES facilities.
- (10) At a minimum, a twenty-five-foot-wide access road must be provided from a public roadway into the site and maintained free of dirt, dust, mud, and other debris.

- (11) Power and communication lines and pipes running between banks of solar panels and to nearby electric substations or interconnections with buildings shall be buried underground.
- (12) The PSES owner and/or operator shall repair, maintain and replace the PSES and related solar equipment during the term of the permit in a manner consistent with industry standards as needed to keep the PSES in good repair and operating condition.
- (13) The PSES owner is required to notify the Township immediately upon cessation or abandonment of the PSES. The PSES shall be presumed to be ceased or abandoned if no electricity is generated by such system for a period of 12 continuous months.
- (14) The PSES owner shall have 18 months from cessation or abandonment in which to dismantle and remove the PSES, including all solar-related equipment or appurtenances related thereto, including but not limited to buildings, cabling, electrical components, roads, foundations, and other associated facilities from the property. The owner shall restore the land to its existing condition prior to development of the PSES, including vegetation and forestry plantings of the same type, variety and density as existed without reintroduction of invasive species, or establishment of native and/or adapted vegetation, including at a minimum perennial ground cover, on previously developed or disturbed sites.
- (15) Prior to issuance of a zoning permit and approval of a final land development plan, the PSES owner shall enter into a decommissioning agreement with the Township outlining responsibilities under this section and shall provide financial security in the form and amount specified below and acceptable to and in favor of the Township to secure its obligations under this section.
- (16) The applicant shall provide an estimate of the cost of performing the decommissioning activities required herein. The PSES owner shall provide financial security of 110% of the estimated cost of decommissioning. The estimate may include credit for the estimated salvage and resale value, discounted by a factor of 10%. On every 5th year anniversary of the date of providing the decommissioning financial security, the PSES owner shall provide an updated decommissioning cost estimate with adjustments for inflation and cost and value changes. If the decommissioning security amount increases, the owner shall remit the increased financial security to the Township within 30 days of approval by the Township of the updated decommissioning security. If the decommissioning security amount decreases by greater than 10%, the Township shall release from security any amounts held in excess of 110% of the updated decommissioning cost estimate.
- (17) The decommissioning security may be in the form of surety bond, cash deposit, irrevocable letter of credit, cashier's check, or escrow account from a federal or Commonwealth chartered lending institution in a form satisfactory to the Township.

SECTION 6. Repealer. All provisions of Cecil Township Code of Ordinances which are contrary to this Ordinance are expressly repealed.

SECTION 7. Severability. The provisions of this Ordinance are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid to unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this Ordinance.

SECTION 8. Effective Date. This Ordinance shall take effect within five (5) days of its adoption.

ORDAINED, ADOPTED AND ENACTED, by the Board of Supervisors of Cecil Township, Washington County, Pennsylvania the [redacted] day of [redacted] 2026.

ATTEST

BOARD OF SUPERVISORS
TOWNSHIP OF CECIL

[redacted]

*Chair of the Cecil Township
Board of Supervisors*