

**ZONING RESOLUTION OF KNOX COUNTY
APPENDIX C
KNOX COUNTY INDIVIDUAL SOLAR ENERGY SYSTEM
ORDINANCE**

Effective August 23, 2017
As amended to August 28, 2019
As amended to May 24, 2023

**A link is provided on our Zoning Website to Access
(55 ILCS 5/Div. 5-12 heading)
Division 5-12. Zoning**

ZONING RESOLUTION OF KNOX COUNTY

APPENDIX F

INDIVIDUAL SOLAR ENERGY SYSTEM ORDINANCE

Purpose

The purpose of this ordinance is to promote and encourage economic development, while maintaining order in the construction, installation and operation of Individual Solar Energy Systems (SES) in Knox County, while ensuring protection of the health, safety and welfare of the residents of Knox County. Also, to avoid adverse impact to important areas such as agricultural land, endangered species habitats, conservation land, and other sensitive lands. This ordinance shall not be deemed to nullify any provisions of local, state or federal law. This relates only to devices solely for an Individual person or entity's use. All Commercial Solar Energy facility must follow "SOLAR ENERGY CONVERSION SYSTEMS SITING ORDINANCE -APPENDIX F". [Effective since MAY 24, 2023]

Definitions

Ground Mount: A solar energy system mounted on a rack or pole that rests on or is attached to the ground.

Photovoltaic System: An active solar energy system that converts solar energy directly into electricity.

Roof Mount: A solar energy system that is mounted on a rack that is fastened onto a building roof.

Solar Collector: An assembly, structure, or design used for gathering, concentrating, or absorbing direct and indirect solar energy for which the primary purpose is to transform solar radiant energy into thermal, mechanical, chemical or electrical energy.

Solar Energy: Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

Solar Energy System (SES): All components required to become a complete assembly or structure that will convert solar energy into electricity for use.

Solar Farm: A commercial facility that converts sunlight into electricity for the primary purpose of wholesale sales of generated electricity. A solar farm is the principal land use for the parcel on which it is located.

Solar Garden: A commercial solar-electric array, of no more than 5 acres in size that provides retail electric power to multiple households or businesses residing in or located off-site from the location of the solar energy system.

Commercial solar energy facility: A commercial solar energy system as defined in Section 10-720 of the Property Tax Code. “Commercial solar energy facility” does not mean a utility – scale solar energy facility being constructed at a site that was eligible to participate in a procurement event conducted by the Illinois Power Agency pursuant to subsection (c-5) of Section 1-75 of the Illinois Power Agency Act. [Effective since MAY 24, 2023]

Facility owner: (i) a person with a direct ownership interest in a commercial solar energy facility, regardless of whether the person is involved in acquiring the necessary rights, permits, and approvals or otherwise planning for the construction and operation of the facility, and (ii) at the time the facility is being developed, a person who is acting as a developer of the facility by acquiring the necessary rights, permits, and approvals or by planning for the construction and operation of the facility, regardless of whether the person will own or operate the facility”. [Effective since MAY 24, 2023]

Nonparticipating property: real property that is not a participation property. [Effective since MAY 24, 2023]

Nonparticipation residence: A residence that is located on nonparticipating property and that is existing and occupied on the date that an application for a permit to develop the commercial solar energy facility is filed with the county. [Effective since MAY 24, 2023]

Occupied community building: Any one or more of the following buildings that is existing and occupied on the date that the application for a permit to develop the commercial solar energy facility is filed with the county: a school, place of worship, day care facility, public library, or community center. [Effective since MAY 24, 2023]

Participating property: A real property that is the subject of a written agreement between a facility owner and the owner of the real property that provides the facility owner an easement, option, lease or license to use the real property for the purpose of constructing a commercial solar energy facility or supporting facilities. Participating property also includes real property that is owned by a facility owner for the purpose of constructing a commercial solar energy facility, or supporting facilities. [Effective since MAY 24, 2023]

Participating residence: A residence that is located on participating property and that is existing and occupied on the date that an application for a permit to develop the commercial solar energy facility is filed with the county. [Effective since MAY 24, 2023]

Protected lands: real property that is:

- (1) Subject to a permanent conservation right consistent with the Real Property Conservation Rights Act; or
 - (2) Registered or designated as a nature preserve, buffer, or land and water reserve under the Illinois Natural Areas Preservation Act.
- [Effective since MAY 24, 2023]

Supporting facilities: The transmission lines, substations, access roads, meteorological towers, storage containers, and equipment associated with the generation and storage of electricity by the commercial solar energy facility. [Effective since MAY 24, 2023]

Building Permit Requirements and Fees

All Solar Energy Systems (SES) will be required to have a Knox County Building Permit before any work can be started. A written plan and a plat/drawing for the proposed Solar Energy System shall be provided with the Building Permit Application. The plat/drawing must show the location of the system on the building or on the property, (for a ground-mount system), with all property lines and set back footages indicated. Fees for processing the applications for building permits shall be submitted to and collected by the Knox County Zoning Dept. as follows:

| | |
|------------------------------|---|
| 0- 10 kilowatts (kW) | \$ 100.00 |
| 11- 50 kilowatts (kW) | \$ 250.00 |
| 51- 100 kilowatts (kW) | \$ 500.00 |
| 101- 500 kilowatts (kW) | \$ 1,000.00 |
| 501- 1,000 kilowatts (kW) | \$ 2,500.00 |
| 1,001 - 2,000 kilowatts (kW) | \$ 5,000.00 |
| Over 2,000 kilowatts (kW) | \$ 100.00 for each additional 0-100 kilowatts |

Any SES that construction has started before a Building Permit has been applied and paid for will be charged double the permit fee.

Permitted

- A single solar energy ground mount or roof mount system for residential/business use are permitted as an Accessory Use in ALL Zoning Districts where there is a principal structure.
- Solar Energy Gardens in the "C" Conservation, "A" Agricultural & "M" & "M-2" Industrial Zoning Districts require a Conditional Use Permit.
- Solar Energy Farms in the "C" Conservation, "A" Agricultural & "M" & "M-2" Industrial Zoning Districts require a Conditional Use Permit.
- Solar Energy Gardens for Schools/School Districts in ALL Zoning Districts will require a Conditional Use Permit. [Effective since 28 August 2019]
Special provisions relating to public schools.
 - (a) In exercising the powers under this Division with respect to public school

districts, a county shall act in a reasonable manner that neither regulates educational activities, such as school curricula, administration, and staffing, nor frustrates a school district's statutory duties. This subsection (a) is declarative of existing law and does not change the substantive operation of this Division.

(b) In processing zoning applications from public school districts, a county shall make reasonable efforts to streamline the zoning application and review process for the school board and minimize the administrative burdens involved in the zoning review process, including, but not limited to, reducing application fees and other costs associated with the project of a school board to the greatest extent practicable and reflective of actual cost but in no event more than the lowest fees customarily imposed by the county for similar applications, limiting the number of times the school district must amend its site plans, reducing the number of copies of site plans and any other documents required to be submitted by the county, and expediting the zoning review process for the purpose of rendering a decision on any application from a school district within 90 days after a completed application is submitted to the county.

(Source: P.A. 99-890, eff. 8-25-16.) [Effective since MAY 24, 2023]

- All Commercial Solar Energy Facility must follow “Commercial Solar Energy Facility Sitting Ordinance- Appendix E”

Conditional Use Permit Procedure

- (1) Conditional Use Permit Applications shall be submitted to the Zoning Officer. The application must be on a form approved by the Zoning Officer and must be accompanied by 2 copies of a scaled drawing and other descriptive information sufficient to enable the Board of Appeals to determine whether the requirements of this ordinance will be satisfied. The Zoning Officer will determine when the application is complete, and will then forward the application to the Knox Co. Board of Appeals.

This shall include all items listed in 55 ILCS 5/5-12020 which are:

(j) Except as otherwise provided in this Section, a county shall not require standards for construction, decommissioning, or deconstruction of a commercial solar energy facility or related financial assurances that are more restrictive than those included in the standard solar agricultural impact mitigation agreement, version 8.19.19, as applicable and in effect on December 31, 2022. The amount of any decommissioning payment shall be limited to the cost identified in the decommissioning or deconstruction plan, as required by those agricultural impact mitigation agreements, minus the salvage value of the project.

(k) A county may not condition approval of commercial solar energy facility on a property value guarantee and may not require a facility owner to pay into a neighboring property devaluation escrow account.

(l) A county may require certain vegetative screening surrounding a commercial solar

energy facility but may not require earthen berms or similar structures.

(m) A county may set blade tip height limitations for wind towers in commercial wind energy facilities but may not set a blade tip height limitation that is more restrictive than the height allowed under a Determination of No Hazard to Air Navigation by the Federal Aviation Administration under 14 CFR Part 77.

(n) A county may require that a commercial solar energy facility owner provide:

(1) the results and recommendations from consultation with the Illinois Department of Natural Resources that are obtained through the Ecological Compliance Assessment Tool (EcoCAT) or a comparable successor tool; and

(2) the results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor tool that is consistent with (i) the "U.S. Fish and Wildlife Service's Land-Based Wind Energy Guidelines" and (ii) any applicable United States Fish and Wildlife Service solar wildlife guidelines that have been subject to public review.

(o) A county may require a commercial solar energy facility to adhere to the recommendations provided by the Illinois Department of Natural Resources in an EcoCAT natural resource review report under 17 Ill. Admin. Code Part 1075.

(p) A county may require a facility owner to:

(1) demonstrate avoidance of protected lands as identified by the Illinois Department of Natural Resources and the Illinois Nature Preserve Commission; or

(2) consider the recommendations of the Illinois Department of Natural Resources for setbacks from protected lands, including areas identified by the Illinois Nature Preserve Commission.

(q) A county may require that a facility owner provide evidence of consultation with the Illinois State Historic Preservation Office to assess potential impacts on State-registered historic sites under the Illinois State Agency Historic Resources Preservation Act.

(r) To maximize community benefits, including, but not limited to, reduced stormwater runoff, flooding, and erosion at the ground mounted solar energy system, improved soil health, and increased foraging habitat for game birds, songbirds, and pollinators, a county may (1) require a commercial solar energy facility owner to plant, establish, and maintain for the life of the facility vegetative ground cover, consistent with the goals of the Pollinator-Friendly Solar Site Act and (2) require the submittal of a vegetation management plan in the application to construct and operate a commercial solar energy facility in the county.

No later than 90 days after the effective date of this amendatory Act of the 102nd General Assembly, the Illinois Department of Natural Resources shall develop guidelines for vegetation management plans that may be required under this subsection for commercial solar energy facilities. The guidelines must include guidance for short-term and long-term property management practices that provide and maintain native and non-invasive naturalized perennial vegetation to protect the health and well-being

of pollinators.

(s) If a facility owner enters into a road use agreement with the Illinois Department of Transportation, a road district, or other unit of local government relating to a commercial wind energy facility or a commercial solar energy facility, the road use agreement shall require the facility owner to be responsible for (i) the reasonable cost of improving roads used by the facility owner to construct the commercial solar energy facility and (ii) the reasonable cost of repairing roads used by the facility owner during construction of the commercial wind energy facility or the commercial solar energy facility so that those roads are in a condition that is safe for the driving public after the completion of the facility's construction. Roadways improved in preparation for and during the construction of the commercial solar energy facility shall be repaired and restored to the improved condition at the reasonable cost of the developer if the roadways have degraded or were damaged as a result of construction-related activities.

The road use agreement shall not require the facility owner to pay costs, fees, or charges for road work that is not specifically and uniquely attributable to the construction of the commercial solar energy facility. Road-related fees, permit fees, or other charges imposed by the Illinois Department of Transportation, a road district, or other unit of local government under a road use agreement with the facility owner shall be reasonably related to the cost of administration of the road use agreement.

(t) Notwithstanding any other provision of law, a facility owner with siting approval from a county to construct a commercial solar energy facility is authorized to cross or impact a drainage system, including, but not limited to, drainage tiles, open drainage districts, culverts, and water gathering vaults, owned or under the control of a drainage district under the Illinois Drainage Code without obtaining prior agreement or approval from the drainage district, except that the facility owner shall repair or pay for the repair of all damage to the drainage system caused by the construction of the commercial solar energy facility within a reasonable time after construction of the commercial solar energy facility is complete.

(u) The amendments to this Section adopted in this amendatory Act of the 102nd General Assembly do not apply to (1) an application for siting approval or for a special use permit for a commercial solar energy facility if the application was submitted to a unit of local government before the effective date of this amendatory Act of the 102nd General Assembly or (2) a commercial solar energy facility if the facility owner has submitted an agricultural impact mitigation agreement to the Department of Agriculture before the effective date of this amendatory Act of the 102nd General Assembly.

(Source: P.A. 101-4, eff. 4-19-19; 102-1123, eff. 1-27-23.)

- (2) The Board of Appeals will conduct a meeting and hearing on the application not more than 45 days after the filing of the application, which will allow for public notice. [Effective since MAY 24, 2023]

- (3) The County Board may grant a special use permit if it determines that the requirements of this ordinance, the requirements of 55/ ILCS 5/5-12020 – 12021 are met and that granting the permit will not unreasonably interfere with the orderly land use and development plans of the county. [Effective since MAY 24, 2023]
- (4) Both the Board of Appeals and County Board may consider the following factors when setting conditions:
- (a) Meets requirements of 55/ ILCS 5/5-12020 – 12021. [Effective since MAY 24, 2023]
 - (b) Proposed ingress and egress
 - (c) Proximity to transmission lines to link the system to the electric power grid.
 - (d) Location of other solar energy systems in the surrounding area.
 - (e) Surrounding topography.
 - (f) Any other factors that are relevant to the proposed system.
- (5) The Board of Appeals may consider variances.
- (6) The Board of Appeals recommendations, the finding of facts and conditions are forwarded to the County Board for final determination.

The County Board's decision to approve or send the request back to the zoning board of appeals for further evaluation. If the Conditional Use permit application is denied it may be appealed to the Circuit Court. [Effective since MAY 24, 2023]

Set Back Requirements

- Setback requirements for all Solar Energy ground or roof mount shall meet the structure set back requirements, (when the SES is oriented at any & all positions), in ALL Zoning Districts as stated in Article 7, Section 7.1 through Section 7.3.18* of the Knox County Zoning Resolution. [Effective since MAY 24, 2023]
- Set back distance is measured from the nearest edge of any component of the facility. All Solar Energy Farms, Solar Energy Gardens which are considered a **Commercial solar energy facility** shall meet the setback requirements from 55 ILCS 5/5-12020 (e) (3) [Effective since MAY 24, 2023]
- No solar energy system shall be allowed to be placed in the front yard of any residential property.
- Roof-mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted.

Height Requirements

- Building or roof-mounted solar energy systems shall not exceed the maximum allowed height in any Zoning District, as stated in Article 6* of the Knox County Zoning Resolution.
- Ground or pole-mounted solar energy systems shall not exceed 20 feet in height when oriented at maximum tilt.

Other Requirements

- Solar Gardens must follow the minimum acreage requirement for the Zoning District they will be in and must be 5 acres or less.
- Solar Farms must follow the minimum acreage requirement for the Zoning District they will be in and must be at least 5 acres or more.
- Solar Gardens and Farms must follow all rules regarding the splitting off of land on previous split land in regards to sub-dividing.
- In all undeveloped areas, the Solar Energy developer will be required to complete a consultation with the Illinois Department of Natural Resources (IDNR) through the Department's online EcoCat Program. The cost of this consultation shall be at the developer's expense. The final certificate from EcoCat shall be provided to the Knox County Zoning Dept. before a Permit or Conditional Use, Permit will be issued.
- All Solar Farms will be subject to a site assessment/soil identification standard, (LESA) that is intended to protect agricultural soils.
- Perimeter fencing having a minimum of six (6) feet and maximum height of twenty-five (25) feet shall be installed around the boundary of ALL Solar Farms. The fence shall contain appropriate warning signage that is posted such that is clearly visible on the site. [Effective since MAY 24, 2023]
- Facility owner must provide a signed copy of the most current Agricultural Impact Mitigation Agreement (AIMA). Before a permit is issued. These will be the maximum restriction for items covered in the AIMA as per 55 ILCS 5/5-12020 (j). [Effective since MAY 24, 2023]
- The county will require items listed in 55 ILCS 5/5-12020 (n) through (u) as it relates to Solar. Documentation must be provided prior to a permit being issued. [Effective since MAY 24, 2023]
- Any lighting for Solar Farms shall be installed for security and safety purposes only. Except for lighting that is required by the FCC or FAA, all lighting shall be shielded so that no glare extends substantially beyond the boundaries of the facility.
- Reflection angles for solar collectors shall be oriented such that they do not project glare onto adjacent properties.
- Solar Farms shall be located in a manner to reasonably minimize the view of the system from surrounding properties.

- Solar Energy Systems must follow ALL State of IL Building, Electric, Plumbing and Energy Codes.

Decommissioning of the Solar Farms

- A decommissioning plan shall be required to be submitted when applying for the building permit, to ensure that facilities are properly removed after their useful life. Decommissioning of solar panels must occur in the event they are not in use for 12 consecutive months. The plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation and a plan ensuring financial resources will be available to fully decommission the site. Knox County may require the posting of a bond, letter of credit or the establishment of an escrow account to ensure the proper decommissioning. In the event that the State of Illinois enacts a law with regarding to the decommissioning of a solar farm, the strictest requirements shall prevail. The Facility owner must follow the (AIMA) standards for decommissioning. [Effective since April 26, 2023]

*Attachment 1 & 2 to Appendix C- Zoning Resolution of Knox County Solar Energy System Ordinance

MAXIMUM HEIGHT LIMITS

Section 6.1 Maximum height limits for buildings are established as follows:

6.1.01 Two and one-half stories or 35 feet in the “C” “A” and “R” Districts.

6.1.02 The requirements of the Airport Zoning Resolution of the City of Galesburg for buildings near the municipal airport.

6.1.03 In the “B” “B-2” “M” and “M-2” Districts, buildings may be erected to 10 stories or 120 feet, provided that any building that exceeds 35 feet in height shall be set back from all yard lines two feet for each foot the building exceeds 35 feet in height.

Section 6.2 Height limits above set forth may be exceeded in the following instances:

6.2.01 If a public building, church, temple, office building, hospital, institution or school is set back an additional foot over the yards required in Article 7, it may be increased in height two feet over the height limit of Section 6.101 up to a limit of 90 feet.

6.2.02 Chimneys, church steeples, cooling towers, elevator bulkheads, fire towers, monuments, stacks, stage towers or scenery lofts, tanks, water towers, ornamental

towers, spires, wireless towers, silos, grain elevators, other farm buildings, or necessary mechanical appurtenances are exempt from height regulations.

6.2.03 Storage buildings are exempt from the story limitation, but not the "number of feet" limitation.

Section 6.3 Those parts of existing buildings that violate height regulations may be repaired and remodeled but may not be reconstructed or structurally altered.

ARTICLE 7 MINIMUM YARDS

Section 7.1 The following minimum yards shall be provided except as modified by Sections 7.2 and 7.3 and Article 10 hereof. Side yards in the incorporated areas in the "B" "B-2" "M" and "M-2" Districts are not required except when abutting a street or residential zone.

| District | One front yard of: | Two side yards of: | One rear yard of: |
|----------|-----------------------|-----------------------|----------------------|
| "C" | 50 feet | 20 feet | 50 feet |
| "A" | 50 feet | 20 feet | 50 feet |
| "R" | 30 feet | 10 feet | 30 feet |
| "B" | 50 feet | 50 feet | 50 feet |
| "B-2" | 50 feet | 20 feet | 30 feet |
| "M" | 30 feet | 20 feet | 30 feet |
| "M-2" | 30 feet | 20 feet | 30 feet |

Section 7.2 The following general additional requirements also must be observed:

7.2.01 On lots fronting on two non-intersecting streets, a front yard must be provided on both streets.

7.2.02 On corner lots there must be a front yard on both streets. When constructing an accessory building or a grain bin on corner lots, the front setbacks need to be 100' from the road right of way. On corner lots that are lots of record, the buildable width cannot be reduced to less than 28 feet, except that there shall be a yard along the side street side of such a lot of at least five feet. [Effective since 27 Mar 13]

7.2.03 Where a frontage is divided among districts with different front yard requirements, the deepest front yard required shall apply to the entire frontage.

7.2.04 In the "B" "B-2" "M" and "M-2" Districts, there may be more than one commercial or industrial building on a lot provided that the required yards be

maintained around the group of buildings. Side yards and rear yards in these zones when abutting a residential zone shall be fifty (50) feet of which at least three (3) feet immediately adjacent to the residential zone shall be devoted to the growing of a shrubbery screen.

7.2.05 There may be two or more related multi-family, hotel, motel, or institutional buildings on a lot; provided that (a) the required yards be maintained around the group of buildings, and (b) buildings that are parallel or that are within 45 degrees of being parallel be separated by a horizontal distance that is at least equal to the height of the highest building.

7.2.06 Those parts of existing buildings that violate yard regulations may be repaired and remodeled, but not reconstructed or structurally altered.

7.2.07 Required front yards in the "C" "A" and "R" Districts shall be entirely to landscaped area except for guest parking and the necessary paving of driveways and sidewalks to reach parking or loading areas in the side or rear yard. In other districts, at least ten feet of the required front yard shall be devoted to landscaped area. Landscaped area shall mean that the area is permanently devoted and maintained to the growing of shrubbery, grass and other plant material. [Effective since 16 July 86]

7.2.08 Where the property line of a lot is the center of a public road, street or highway, the building setback line shall be determined by adding one-half (1/2) the required right-of-way width for the specific type of road, street or highway involved to the front yard as required by Section 7.1. [Effective since 17 March 82]

The specific public road, street and highway types and widths are:

| | |
|--------------------------------------|----------|
| Major highways (state and federal) | 100 feet |
| County highways | 80 feet |
| Secondary streets and township roads | 66 feet |
| Local streets (no curb and gutter) | 60 feet |
| Local streets (with curb and gutter) | 50 feet |

Section 7.3 The following exceptions may be made to the yard requirements:

7.3.01 On lots of record the side yard may be reduced to 10 percent of the lot width but not less than three feet.

7.3.02 On lots of record the rear yard may be reduced to 20 percent of the lot depth.

7.3.03 Where, on the effective date of this Resolution, 40 percent or more of a frontage was occupied by two or more buildings, and then the required front yard is established in the following manner: [Effective since 16 July 86]

(a) Where the building farthestmost from the street provides a front yard not more than ten feet deeper than the building closest to the street, then the required front yard for the frontage is and remains an average of the then existing front yards. [Effective since 16 July 86]

(b) Where this (a) is not the case and a lot is within 100 feet of a building on each side, then the required front yard is a line drawn from the closest front corners of these two adjacent buildings. [Effective since 16 July 86]

(c) Where neither (a) nor (b) is the case, and the lot is within 100 feet of an existing building on one side only, then the required front yard is the same as that of the existing adjacent building. [Effective since 16 July 86]

7.3.04 Sills, belt courses, cornices and ornamental features may project only one foot into a required yard, and roof overhangs may project not more than two feet into a required yard. [Effective since 17 Dec 80]

7.3.05 Open fire escapes, fireproof outside stairways and balconies opening upon fire towers, and the ordinary projections of chimneys and flues into a required rear yard for a distance of not more than three and one-half feet when so placed as to not obstruct light and ventilation, may be permitted by the Administrative Officer. [Effective since 16 July 86]

7.3.06 Open unenclosed porches (not glassed in) may extend ten feet into a required front yard. [Effective since 16 July 86]

7.3.07 Terraces which do not extend above the level of ground (first) floor may project into a required yard, provided these projections be distant at least two feet from the adjacent side lot line.

7.3.08 No side yards are required where dwellings are erected above commercial and industrial structures.

7.3.09 Accessory buildings may be located in a required rear yard but may not occupy more than 30 percent of a rear yard. [Effective since 16 July 86]

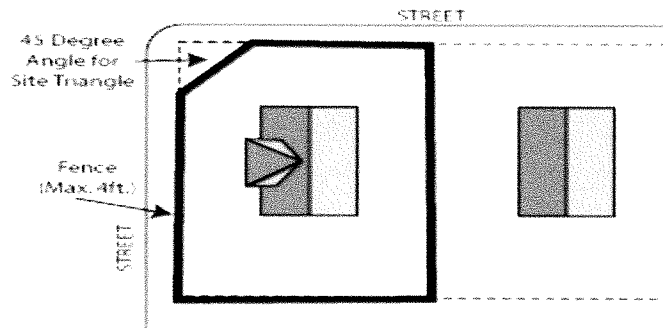
7.3.10 Any accessory building closer than ten feet to a main building shall be considered as part of the main building and shall be provided with the side and rear yards required for the main building.

7.3.11 Any accessory building or structure more than ten feet from a main building may be erected within two feet of a side or rear lot line. [Effective since 19 Sept 84]
Docks, decks or piers, on waterfront lots, may be located up to the rear lot line or shoreline of a lake or stream. [Effective since 21 Nov 01]

7.3.12 Where a garage is entered from an alley, it must be kept ten feet from the alley line.

7.3.13 On corner lots the minimum buildable width of 28 feet for main buildings is reduced to 22 feet for accessory buildings.

7.3.14 No fence or wall more than 30 percent solid or more than three feet high may be located within 30 feet of a street intersection, except agricultural fencing. [Effective since 21 Nov 01]



[Effective since 27 Feb 13]

7.3.15 Except as provided in 7.3.14, fences or walls less than four feet high may be located on any part of a lot, excluding the site triangle. [Effective since 21 Nov 01]
[Effective since 27 Feb 13]

7.3.16 Fences in the "R" Zoning District, except as provided in 7.3.14, fences or walls less than six feet high may be erected on those parts of a lot that are as far back or farther back from a street than the main building, excluding the site triangle; in the "A", "C" Zoning Districts, fences less than four (4) feet high may be located on any part of a lot, excluding the site triangle and fences less than six (6) feet high may be erected on those parts of a lot that are as far back or farther back from a street than the main building, excluding the site triangle; in the "B", "B-2", "M" and "M-2" Zoning Districts, fences less than six (6) feet high may be located on any part of a lot, excluding the site triangle. No solid fence or wall shall be erected or located in a drainage way or easement so as to impede, alter or disrupt the natural flow of surface water. [Effective since 27 Feb 13]

7.3.17 Wherever a "B" District adjoins an "R" District the final development plan shall provide for a suitable fence, wall, or evergreen shrub border at least five feet high.

7.3.18 Fences shall be constructed so that the finished side faces away from the lot on which it is constructed, and the supporting structure side shall face the interior of the fenced property. [Effective since 27 Feb 13]

Reviewed and determined consistent with the Knox County Zoning Ordinances and recommended for approval by the Zoning Board of Appeals.

Hampton Dated: 6/2/23
Chairperson

Reviewed and approved by the Knox County State's Attorney

[Signature] 5/31/23 Dated:
Knox County State's Attorney

Approved by the Knox County Board

ym Dated: 5/31/23
Chairperson

[Signature] Dated: 5/31/23
County Clerk

Rejected by the Knox County Board

____ Dated:
Chairperson

____ Dated:
County Clerk