

ORDINANCE NO. 2025- 001  
TOWNSHIP OF WYSOX  
BRADFORD COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE WYSOX TOWNSHIP ZONING ORDINANCE NO. 2020-01  
TO AMEND THE ORDINANCE REGARDING ALL PROVISIONS AS IT PERTAINS TO SOLAR  
ENERGY FACILITIES, ACCESSORY SOLAR ENERGY SYSTEMS, AND POWER  
GENERATION FACILITIES IN THE TOWNSHIP OF WYSOX

**WHEREAS**, the Board of Supervisors of the Township of Wysox desire to amend the Zoning Ordinance No. 2020-01 to redefine the use, regulations, location, installation and construction of Accessory Solar Energy Systems, Solar Energy Facilities and Power Generation Facilities within the Township;

**NOW THEREFORE**, the Board of Supervisors of the Township of Wysox, Bradford County, Pennsylvania, do hereby ENACT AND ORDAIN that:

1. The following are additions and or revisions to the definitions to Article II of the Wysox Township Zoning Ordinance No. 2020-01:

**ACCESSORY SOLAR ENERGY SYSTEM (ASES):** A solar photovoltaic system or energy conversions system, including appurtenances, which collects and converts solar energy to a usable form of energy such as electrical and/or thermal power. Said system shall have the primary purpose of supplying energy to the on-site user and shall meet all or part of the said on-site user's energy requirements. This shall include building mounted, ground mounted and freestanding solar collectors, panels and arrays.

**ACCESSORY SOLAR ENERGY SYSTEM- BUILDING-MOUNTED:** A solar photovoltaic system attached to any part or type of roof on any lawfully permitted building or structure that is either the principal structure or an accessory structure on a recorded property. This system also includes any solar-based architectural elements. Said system shall have the primary purpose of supplying energy to the on-site user and shall meet all or part of the said on-site user's energy requirements.

**ACCESSORY SOLAR ENERGY SYSTEM- GROUND-MOUNTED:** A solar photovoltaic system mounted on a structure, pole or series of poles constructed specifically to support the photovoltaic system and not attached to any other structure. Said system shall have the primary purpose of supplying energy to the on-site user and shall meet all or part of the said on-site user's energy requirements.

**POWER GENERATION FACILITY:** A facility, other than a Solar Energy Facility, that generates electric power for the purpose of transmission of such electricity to other users not located on the site where the electricity is generated.

**SOLAR ARRAY:** A grouping of multiple solar panels with purpose of harvesting solar energy.

**SOLAR COLLECTION SYSTEM:** A panel or other solar energy device, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling or water heating.

**SOLAR ENERGY FACILITY:** An electric generating facility, whose main purpose is to supply electricity primarily for off-site use, consisting of one or more Solar Collection Systems and other accessory structures and buildings, including substations, meteorological towers, electrical infrastructure, transmission lines and other appurtenant structures and facilities.

**SOLAR MODULE:** A grouping of solar cells with the purpose of harvesting solar energy.

**SOLAR PANEL:** That part or portion of a solar collection 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.

2. Article III, Table 306.1 of the Wysox Township Zoning Ordinance No. 2020-01, shall be amended to add the following types of uses:

TYPES OF USES	Residential (R1)	Residential (R2)	Agricultural /residential (A/R)	Limited Business District (LB)	Commercial General (CG)	Manufacturing (M)	Conservation (C)
SOLAR ENERGY FACILITY	NP	NP	NP	NP	NP	CU	NP

3. Article III, Table 306.1 of the Wysox Township Zoning Ordinance No. 2020-01, shall be amended as follows:

TYPES OF USES	Residential (R1)	Residential (R2)	Agricultural /residential (A/R)	Limited Business District (LB)	Commercial General (CG)	Manufacturing (M)	Conservation (C)
POWER GENERATION FACILITY	NP	NP	NP	NP	NP	CU	NP

TYPES OF USES	Residential (R1)	Residential (R2)	Agricultural /residential (A/R)	Limited Business District (LB)	Commercial General (CG)	Manufacturing (M)	Conservation (C)
ACCESSORY SOLAR ENERGY SYSTEM- GROUND-MOUNTED (Collectors, Panels and Arrays)	AU	AU	AU	AU	NP	AU	NP
ACCESSORY SOLAR ENERGY SYSTEM- BUILDING-MOUNTED (Collectors, Panels and Arrays)	AU	AU	AU	AU	AU	AU	AU

4. Article V, Section 500, of the Wysox Township Zoning Ordinance No. 2020-01, shall be amended to add the specific use with the specific regulations for a Power Generation Facility:

## **POWER GENERATION FACILITY**

Power Generation Facilities shall be permitted as a conditional use in the Manufacturing District subject to the following criteria:

- A. The Power Generation Facility must be compliant with all provisions of the Bradford County Subdivision and Land Development Ordinance;
- B. The minimum lot area for the placement of a Power Generation Facility shall not be less than 5 (five) acres;
- C. The outer edge of the Power Generation Facility must be at least 300' (three hundred feet) from any existing building and 40 feet from all boundary lines and public roadways;
- D. The Power Generation Facility shall have fencing of not less than 8' (eight feet) in height surrounding the perimeter and said facility shall have screening of evergreen trees or arborvitae being at least 6' (six feet) in height when planted and providing within 5 (five) years a fully grown evergreen hedge sufficient to screen the facility from all adjacent properties. All screen planting shall be maintained and replaced within 1 (one) year should any planting not live;
- E. The fencing shall include a self-locking gate with clear visible warning signs along with emergency contact numbers. Local emergency providers shall be provided with keys or codes in order to gain access to the facility in case of an emergency;
- F. Besides warning signs there shall not be any other signs and or advertisements permitted on the fencing or facility;
- G. All roadways and drive aisles within the fenced area shall be interconnected and shall include adequate space for the turning and movement of emergency service vehicles and for the ingress and egress of emergency service vehicles;
- H. The height limitations for a Power Generation Facility shall be limited to the height of any principal and or accessory building located within the Manufacturing District;
- I. The facility, and any successor in interest, will comply absolutely with the provisions of the Wysox Township Floodplain Ordinance;
- J. During construction, operations and thereafter, the facility and any successor in interest shall ensure that no mud, dirt, sand, or other remnants from the project site will be deposited onto or left on any public roadway;

- K. The facility shall conduct such noise and glare studies on the property as may be necessary to ensure that the project, shall not create undue negative impacts on the health, safety, or welfare of adjacent landowners and the facility shall pay for the cost of any review by the Township or County review engineers. The noise of the facility shall not exceed 60dBA at the boundary lot lines of the project;
- L. The facility shall utilize and align all equipment, including the requisite inverters, as to minimize and dampen the noise generated, to the maximum extent practicable;
- M. The facility, and any successor in interest, shall place and maintain conspicuous signage at regular intervals to provide clearly visible warnings as to the existence and potential dangers associated with the site;
- N. The facility, and any successor in interest, will provide emergency contact information to Wysox Township, sufficient to ensure that safety issues will be promptly addressed;
- O. Batteries - Any energy storage batteries that are part of the facility shall be placed in a secure containers and/or enclosures with appropriate safety warnings, said batteries shall be located within the setback requirements of the facility, a safety plan shall be approved by the local emergency management coordinator, fire company or other township approved emergency personnel, said battery shall not be permitted to be located within 300 feet from another residence or occupied building and said battery and related equipment and technology including but not limited to cooling fans shall not cause noise to exceed 60 dBA at all boundary lines;
- P. The facility shall maintain the vegetation at the facility in an orderly and healthy condition and in such manner as to minimize erosion and provide for sedimentation control. Appropriate maintenance shall prevent overgrowth of any weeds, trees, brush, and/or invasive vegetation;
- Q. The facility shall comply with all stormwater flow and stormwater management regulations consistent with applicable Township, County, State and Federal Rules and Regulations including the rules and regulations as set forth by the County Conservation District;
- R. All onsite utility and transmission lines shall be placed underground to the maximum extent practicable;
- S. All facility shall be properly maintained in good working order and, in the event that damage occurs to any of the equipment by way of natural occurrence or otherwise, the facility, or any successor in interest, shall within ninety (90) days complete any repair and/or maintenance of said facility and further shall make certain that any appropriate cleanup has been completed within all federal, state and or local environmental rules and regulations;

- T. The facility shall provide a copy of the project summary and a site emergency response plan to all Monroeton, Towanda, and Wysox emergency response providers, including paid and volunteer Fire Departments and shall be receptive to any reasonable recommendations or suggestions provided as a result thereof;
  - U. Any conditional use permit for the Power Generation Facility shall be subject to the right of the Township to revoke said permit if the facility/operator, or any successor in interest, fails to follow any Township, County, State and/or Federal Rule, Law and/or Regulation, including any condition as set forth by the Township Supervisors. Enforcement shall be before a Court of competent jurisdiction and the Township shall be permitted to address a violation through any means permitted by Law, Rule and/or ordinance;
  - V. The facility, and any successor in interest, shall secure and maintain a Decommissioning Bond in an amount and according to the procedures as approved by the Township Supervisors;
  - W. The facility, and any successor in interest, will comply absolutely with all Federal and State laws, local ordinances and all other regulations governing the operation of commercial solar activities. Additionally, the facility will adhere absolutely to its Application and the Plan submitted to the Wysox Township Supervisors and the Bradford County Planning Commission;
  - X. As part of the application for conditional use, the Applicant shall furnish an accurately surveyed Site Plan on a scale no less than 1:2400, surveyed and signed by a certified registered professional engineer or land surveyor showing the description of the project and its compliance with all applicable provisions of the Rules, Regulations and Ordinances of the County and Township;
  - Y. The applicant must demonstrate compliance with the General Criteria of the Ordinance for a Conditional Use;
  - Z. The approval of the facility shall be dependent on the decision of the Supervisors after a public hearing and further subject to all conditions attached by the Supervisors to any approval.
5. Article V, Section 500, of the Wysox Township Zoning Ordinance No. 2020-01, shall be amended to add the specific use with the specific regulations for a Solar Energy Facility:

### **SOLAR ENERGY FACILITY**

Solar Energy Facilities shall be permitted as a conditional use in the Manufacturing District subject to the following criteria:

- A. The Township Supervisors incorporates the provisions of the Bradford County Subdivision and Land Development Ordinance, including the specific provisions contained in the Amendment No. 2023-01, Solar Energy Facilities, and all other relevant provisions contained therein;
- B. The minimum lot area shall not be less than 5 (five) acres;
- C. The outer edge of the Solar Energy Facility must be at least 300' (three hundred feet) from any existing building and 40 feet from all boundary lines and public roadways;
- D. The Solar Energy Facility shall have fencing of not less than 8' (eight feet) in height surrounding the perimeter and said facility shall have screening of evergreen trees or arborvitae being at least 6' (six feet) in height when planted and providing within 5 (five) years a fully grown evergreen hedge sufficient to screen the solar operation for all adjacent properties. All screen planting shall be maintained and replaced within 1 (one) year should any planting not live;
- E. The fencing shall include a self-locking gate with clear visible warning signs along with emergency contact numbers. Local emergency providers shall be provided with keys or codes in order to gain access to the facility in case of an emergency;
- F. There shall be a minimum of a 20' wide cartway on the inside of the perimeter fencing between the fence and the Solar Array;
- G. Besides warning signs there shall not be any other signs and or advertisements permitted on the fencing or facility;
- H. All roadways and drive aisles within the fenced area shall be interconnected and shall include adequate space for the turning and movement of emergency service vehicles and for the ingress and egress of emergency service vehicles;
- I. The maximum height of any solar collector, panel or array shall not exceed twenty (20) feet from the ground to the highest point of the solar collector, panel or array at its maximum oriented tilt;
- J. The facility, and any successor in interest, will comply absolutely with the provisions of the Wysox Township Floodplain Ordinance;
- K. During construction and thereafter, the facility and any successor in interest shall ensure that no mud, dirt, sand, or other remnants from the project site will be deposited onto or left on any public roadway;
- L. The facility shall conduct such noise and glare studies on the property as may be necessary to ensure that the project, shall not create undue negative impacts on the health, safety, or welfare of adjacent landowners and the facility shall pay for the cost of any review by the Township or County review engineers;

- M. The facility shall utilize and align all equipment, including the requisite inverters, as to minimize and dampen the noise generated, to the maximum extent practicable;
- N. The facility, and any successor in interest, shall place and maintain conspicuous signage at regular intervals, and at the base of all pad-mounted transformers and substations to provide clearly visible warnings as to the existence and potential dangers associated with the site;
- O. The facility, and any successor in interest, will provide emergency contact information to Wysox Township, sufficient to ensure that safety issues will be promptly addressed;
- P. Batteries - Any energy storage batteries that are part of the facility shall be placed in a secure containers and/or enclosures with appropriate safety warnings, said batteries shall be located within the setback requirements of the facility, a safety plan shall be approved by the local emergency management coordinator, fire company or other township approved emergency personnel, said battery shall not be permitted to be located within 300 feet from another residence or occupied building and said battery and related equipment and technology including but not limited to cooling fans shall not cause noise to exceed 60 dBA at all boundary lines;
- Q. The facility shall maintain the vegetation at all facilities in orderly and healthy condition and in such manner as to minimize erosion and provide for sedimentation control. Appropriate maintenance shall prevent overgrowth of any weeds, trees, brush, and/or invasive vegetation;
- R. The facility shall comply with all stormwater flow and stormwater management regulations consistent with applicable Township, County, State and Federal Rules and Regulations including the rules and regulations as set forth by the County Conservation District;
- S. All onsite utility and transmission lines shall be placed underground to the maximum extent practicable;
- T. All facility shall be properly maintained in good working order and, in the event that damage occurs to any of the equipment, solar collector, panel and/or array by way of natural occurrence or otherwise, the facility, or any successor in interest, shall within ninety (90) days complete any repair and/or maintenance of said facility and further shall make certain that any appropriate cleanup has been completed within all federal, state and or local environmental rules and regulations;
- U. The facility shall provide a copy of the project summary and a site emergency response plan to all Monroeton, Towanda, and Wysox emergency response providers, including paid and volunteer Fire Departments and shall be receptive to any reasonable recommendations or suggestions provided as a result thereof. Further the facility shall pay for any necessary training required of said emergency response providers in providing appropriate emergency services to the site;

- V. Any conditional use permit for the Solar Energy Facility shall be subject to the right of the Township to revoke said permit if the facility/operator, or any successor in interest, fails to follow any Township, County, State and/or Federal Rule, Law and/or Regulation, including any condition as set forth by the Zoning Hearing Board. Enforcement shall be before a Court of competent jurisdiction and the Township shall be permitted to address a violation through any means permitted by Law, Rule and/or ordinance;
- W. The facility, and any successor in interest, shall secure and maintain a Decommissioning Bond in the amount, and in the appropriate form, as required by the Township and consistent with the terms of the Bradford County Decommissioning Rules and Regulations for Solar Energy Facilities. The Township incorporates the terms of any Bradford County Decommissioning Rules and Regulations regarding Solar Energy Facilities;
- X. The facility, and any successor in interest, will comply absolutely with all Federal and State laws, local ordinances and all other regulations governing the operation of commercial solar activities. Additionally, the facility will adhere absolutely to its Application and the Plan submitted to the Wysox Township Supervisors and the Bradford County Planning Commission;
- Y. As part of the application for conditional use, the Applicant shall furnish an accurately surveyed Site Plan on a scale no less than 1:2,400, surveyed and signed by a certified registered professional engineer or land surveyor showing the description of the project and its compliance with all applicable provisions of the Rules, Regulations and Ordinances of the County and Township;
- Z. The applicant must demonstrate compliance with the General Criteria of the Ordinance for a Conditional Use;
- AA. The approval of the facility shall be dependent on the decision of the Supervisors after a public hearing and further subject to all conditions attached by the Supervisors to any approval.

6. Article V, Section 500, of the Wysox Township Zoning Ordinance No. 2020-01, shall be amended to amend number 70, Solar Collectors and Arrays, as follows:

**70. ACCESSORY SOLAR ENERGY SYSTEM (ASES)**

**A. ACCESSORY SOLAR ENERGY SYSTEM-BUILDING-MOUNTED**

Accessory Solar Energy System-Building-Mounted Systems shall be permitted as an accessory use in all zoning districts subject to the following criteria:



- i. Prior to the installation of any ASES Building-Mounted solar collectors, panels and or arrays, a site plan shall be submitted to the zoning officer for review and approval of all plans regarding the adequacy, location, arrangement, size, design, and general site compatibility of the proposed solar collectors, panels and or arrays.
- ii. Building Mounted ASES shall only be mounted on lawfully permitted principal or accessory structures.
- iii. All Building Mounted ASES must be constructed to comply will the Pennsylvania Uniform Construction Code and appropriate building permits shall be required for the installation of all solar collectors, panels and or arrays.
- iv. All Building Mounted ASES shall be subject to the maximum height regulations specified for all principal and accessory buildings within the underlying Zoning District.
- v. All wiring must comply with the National Electric Code as adopted by the Commonwealth of Pennsylvania.
- vi. All ASES shall be properly maintained and kept free from all hazards including, but not limited to, faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare.
- vii. All building mounted ASES collectors, panels and or arrays shall not be located with one foot of the roof edge and further shall not be permitted extend past the roof edge of any principal and accessory building.
- viii. All solar collectors, panels and or arrays shall be installed by qualified solar installer, and prior to operation, the electrical connections must be inspected by the designated third party inspection agency and by an appropriate electrical inspection person or agency, as determined by the Township zoning officer. In addition, any connection to the public utility grid must be inspected by the appropriate public utility.
- ix. Any storage batteries that are part of the ASES shall be placed in a secure containers and/or enclosures with appropriate safety warnings, said batteries shall be located within the setback requirements of the ASES, a safety plan shall be approved by the local emergency management coordinator, fire company or other township approved emergency personnel, said battery shall not be permitted to be located within 40 feet from another residence or occupied building and said battery and related equipment including but not limited to cooling equipment and fans, shall not cause noise to exceed 60 dBA at all boundary lines.

- x. All ASES shall be placed such that glare does not project onto nearby structures and or roadways. If required by the Township the property owner shall pay for the costs of a glare study and the costs needed to review any study.

## **B. ACCESSORY SOLAR ENERGY SYSTEM-GROUND-MOUNTED**

Accessory Solar Energy System-Ground-Mounted Systems shall be permitted as an accessory use in the Residential (R1), Residential (R2), Agricultural/resident (A/R), Limited Business District (LB) and Manufacturing (M) zoning districts and shall not be permitted in the Commercial General (CG) and Conservation (C) zoning districts, subject to the following criteria:

- i. Prior to the installation of any ASES Ground-Mounted collectors, panels and or arrays, a site plan shall be submitted to the zoning officer for review and approval of all plans regarding the adequacy, location, arrangement, size, design, and general site compatibility of the proposed solar collectors, panels and or arrays.
- ii. Said plans shall show: the location of all solar collectors, panels and or arrays, all distances from said solar collectors, panels and or arrays to the property boundary lines, the proposed height of said solar collectors, panels and or arrays and the total surface area of the proposed solar collectors, panels and or arrays.
- iii. The cumulative total surface area of all Ground Mounted ASES shall not exceed 10% of the square footage of the lot or tax parcel from which the Ground Mounted collectors, panels and or arrays are proposed to be located on. (For example if the total lot size is 1 acre then the total square footage of the Ground Mounted ASES located on said lot cannot exceed a cumulative total of 4,356.00 square feet.)
- iv. The set back from all Ground Mounted ASES collectors, panels and or arrays shall be 40 feet from all boundary lines and public roadways.
- v. The height of the solar collector, panel and or array shall not exceed twenty feet (20') from the ground to the solar collector, panel and or array at its maximum tilt.
- vi. All exterior electrical lines must be, where reasonable possible, buried in a conduit two feet (2') below the surface of the ground.
- vii. All Ground Mounted ASES must be constructed to comply will the Pennsylvania Uniform Construction Code and appropriate building permits shall be required for the installation of all solar collectors, panels and or arrays.

- viii. All wiring must comply with the National Electric Code as adopted by the Commonwealth of Pennsylvania.
- ix. All ASES shall be properly maintained and kept free from all hazards including, but not limited to, faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare.
- x. All solar collectors, panels and or arrays shall be installed by qualified solar installer, and prior to operation, the electrical connections must be inspected by the designated third party inspection agency and by an appropriate electrical inspection person or agency, as determined by the Township zoning officer. In addition, any connection to the public utility grid must be inspected by the appropriate public utility.
- xi. No signage other than safety warnings and manufacturer information may be displayed from any ASES.
- xii. Any storage batteries that are part of the ASES shall be placed in a secure containers and/or enclosures with appropriate safety warnings, said batteries shall be located within the setback requirements of the ASES, a safety plan shall be approved by the local emergency management coordinator, fire company or other township approved emergency personnel, said battery shall not be permitted to be located within 40 feet from another residence or occupied building and said battery and related equipment including but not limited to cooling equipment and fans, shall not cause noise to exceed 60 dBA at all boundary lines.
- xiii. The owner shall maintain the vegetation under all ground mounted solar collectors, panels and or arrays in an orderly and healthy condition and in such manner as to minimize erosion and provide for sedimentation control. Appropriate maintenance shall prevent overgrowth of any weeds, trees, brush, and/or invasive vegetation.
- xiv. No ground mounted ASES shall be placed within any legal easement and or right of way or within any storm water conveyance system.
- xv. All ASES shall be placed such that glare does not project onto nearby structures and or roadways. If required by the Township the property owner shall pay for the costs of a glare study and the costs needed to review any study.

7. This Ordinance amending the Wysox Township Zoning Ordinance No. 2020-01 shall take effect immediately upon adoption and shall be added to and incorporated with the said Wysox Township Zoning Ordinance.

8. All remaining parts of the Wysox Township Zoning Ordinance 2020-01 that are not amended by this Ordinance hereby remain in effect.

**DULY ENACTED AND ORDAINED** this 9th day of April, 2025, by the Board of Supervisors of the Township of Wysox, Bradford County, Pennsylvania, in lawful session duly assembled.


ATTEST:

BOARD OF SUPERVISORS OF  
WYSOX TOWNSHIP

Michelle Johns  
Secretary

Kelly Jo  
With We  
Gottschall

I certify that the above is a true and copy of the Wysox Township, Bradford County, Pennsylvania, Ordinance No. 2025- 001, adopted by the Board of Supervisors on the 9th day of April, 2025, and advertised in the Daily Review on March 27, 2025.

  
Secretary