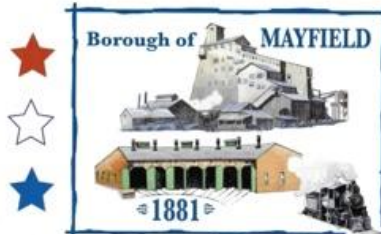


Borough of Mayfield

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ORDINANCE 2026-17

AN ORDINANCE REGULATING THE CONSTRUCTION, OPERATION, AND DECOMMISSIONING OF LARGE-SCALE SOLAR ELECTRIC ENERGY FACILITIES IN THE BOROUGH OF MAYFIELD

IT IS HEREBY ENACTED AND ORDAINED by the governing body of Mayfield Borough as follows:

Section 1. Title:

This Ordinance shall be known as the Large-Scale Solar Electric Facility Ordinance for Mayfield Borough.

Section 2. Purpose:

The purpose of the Ordinance is to provide for the construction, installation, operation, maintenance, and decommissioning of Large-Scale Solar Electric Energy Facilities in Mayfield Borough, subject to reasonable conditions that will protect the public health, safety, and welfare.

Section 3. Definitions:

- A. "Applicant" is the Landowner or Developer and includes his/her heirs, successors and assigns, who has filed an application for development of a Solar Electric Energy Facility under this Ordinance.
- B. "Facility Owner" means the owner(s) of record of the real estate upon which the Solar Electric Energy Facility is located.
- C. "Facility Operator" means the entity responsible for the day-to-day operation and maintenance of the Solar Electric Energy Facility.
- D. "Glare" is the effect produced by light with an intensity sufficient to cause annoyance, discomfort or loss of visual performance and visibility.
- E. "Solar Electric System" means the components and subsystems that, in combination, convert solar energy into electric energy suitable for use. The term includes, but is not limited to, photovoltaic and concentrated solar power systems.
- F. "Solar Electric Energy Facility or SEF" means a Large-Scale Solar Electric Energy Facility, whose main purpose is to generate and supply electricity and consists of one or more Solar Electric Systems and other accessory structures and buildings, including substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities whose principal purpose is to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for off-site use. These facilities shall *not* include on-site Solar Electric Energy Systems meant for residential or commercial use. Such uses are regulated by the Uniform Construction Code.

Section 4. Applicability:

- A. This Ordinance applies to any SEF of two (2) acres or more proposed to be constructed after the effective date of the Ordinance.
- B. An SEF constructed prior to the effective date of this Ordinance shall *not* be required to meet the requirements of this Ordinance; provided that any physical modification or alteration to an existing SEF that materially alters the

size, type or components of the Solar Electric System shall require a permit under this Ordinance. Routine operation and maintenance or like-kind replacements do not require a permit.

Section 5. Process for Conditional Uses

- A. Applicability: A conditional use permit shall only be granted when the minimum conditions set forth in this Section when specific conditional use have been met.
- B. Procedure:
 - 1. An application form prescribed by Mayfield Borough shall be submitted by the applicant for a conditional use permit along with a fee in an amount as established from time to time by resolution of the Mayfield Borough Council.
 - 2. The applicant shall submit copies and necessary documentation of the proposed conditional use to enable the review of such proposal by Mayfield Borough. The burden of submitting adequate data to allow for full evaluation of the proposal shall rest with the Applicant. The Applicant must demonstrate that the following conditions as stated in this Amended Ordinance have been addressed to the maximum extent applicable:
 - a) That the proposed conditional use will not adversely affect the health, safety, or welfare of residents in the neighborhood or district in which the use is to be located;
 - b) That the proposed conditional use will not overburden existing public services, including water, sanitary sewer, public roads, storm drainage, or other public improvements;
 - c) That the proposed conditional use meets all other requirements for the zoning district in which the use is proposed;
 - d) That the proposed conditional use is in general conformity with the Comprehensive Plan; and
 - e) That the proposed conditional use will not be detrimental to the use or development of or change the essential character of the neighborhood or district in which the use is proposed. The Mayfield Borough Council shall consider, at a minimum, the impact of noise, dust, light, odor, and adequacy of parking.
 - 3. If subdivision or land development approval is required for the proposed conditional use, the application for a conditional use permit and the application for the subdivision or land development may be processed concurrently, provided that all requirements for the separate applications are met.
 - 4. The grant of approval of a conditional use permit shall not relieve the applicant from filing and having Mayfield Borough approve any zoning permit, building permit, certificate of use and occupancy, subdivision, land development, or site plan required by this Ordinance or any other Mayfield Borough ordinance.
 - 5. The Mayfield Borough Council may attach such reasonable conditions and safeguards as necessary to implement the purpose and goals of this Ordinance and the Mayfield Borough Comprehensive Plan, except that any such conditions shall not be related to off-site transportation or road improvements, as prescribed by Section 603(c)(2) of the Pennsylvania Municipalities Planning Code (MPC).
 - 6. Public Hearings:
 - a) Prior to granting approval or denying a conditional use application, the proposal shall be reviewed by the Mayfield Planning Commission. The Planning Commission and Borough Engineer shall be given an opportunity to provide written recommendation to Mayfield Borough Council concerning whether to approve, conditionally approve, or deny the application.
 - b) A minimum of one (1) public hearing shall be held by the Mayfield Borough Council at a regularly scheduled meeting within 60 days of the date that the applicant filed the conditional use application.
 - c) Notice of said public hearing shall be placed in the classified section of a newspaper of general local circulation once in each of two (2) successive weeks, the first notice appearing not more than thirty (30) days or less than seven (7) days prior to the hearing and shall be conspicuously posted by Mayfield Borough at least one (1) week prior to the date of the hearing at highly visible locations along the perimeter of the lot affected by the conditional use request. Written notice of the hearing shall also be sent by first-class mail to the owners of lots abutting the subject lot or within 1,250

linear feet of the subject lot and other recognized parties at least one (1) week prior to the date of the hearing. Notices shall indicate the date, time, and place of the hearing, the particular nature of the matter to be considered, and the street address of the specific lot involved.

- d) If a subsequent public hearing is required, the hearing shall be held within 45 days of the prior hearing.
- e) The Mayfield Borough Council shall render a written decision, upon review by the Planning Commission, or when no decision is called for, make written findings on the conditional use request, within 45 days after the prior public hearing.
- f) If Mayfield Borough denies the conditional use application, the applicant may reapply for the same use no sooner than one (1) year after the date of denial of the application or the date of denial of appeal to the Lackawanna County Court of Common Pleas.

C. The conditional use application shall demonstrate that the proposed SEF will comply with this Ordinance.

D. The conditional use application shall also attach the appropriate land development application as required by Mayfield Borough's Subdivision and Land Development Ordinance ("SALDO"). Said land development application shall be submitted contemporaneously with the conditional use application.

E. Among other things, the application shall contain the following:

- 1. A narrative describing the proposed SEF, including an overview of the project; the project location; the approximate generating capacity of the SEF; the estimated number of workers involved in the construction of the facility; the proposed sanitary facilities for workers; traffic and off street parking plan; the approximate number, representative types and height or range of heights of the panels or other Solar Electric System equipment to be constructed, including their generating capacity, dimensions and respective manufacturers, and a description of all ancillary facilities.
- 2. A deed, lease, agreement of sale or similar evidence of agreement between the Landowner(s) of the real property on which the SEF is to be located and the Facility Owner, demonstrating that the Facility Owner has permission of the Landowner to apply for necessary permits or approvals for construction and operation of the SEF ("Participating Landowner Agreement"). The Participating Landowner Agreement shall be reviewed and approved by the Mayfield Borough Solicitor.
- 3. Identification by property identification number, name(s) of owner(s) of record, deed book and page number of the properties or portions thereof on which the proposed SEF will be located, and the properties adjacent to where the SEF will be located.
- 4. A site plan prepared by a Pennsylvania Professional Land Surveyor showing the planned location of each SEF, property lines, setback lines, access roads, draining facilities and turnout locations, substation(s), electrical cabling from the Solar Electric System to the substation(s), ancillary equipment, buildings and structures, including associated distribution and/or transmission lines, and layout of all structures within the geographical boundaries of any applicable setback.
- 5. A schedule for decommissioning and identification of entities or persons responsible.
- 6. Other relevant studies, reports, certifications, and approvals as may be provided by the Applicant or required by Mayfield Borough to ensure compliance with this Ordinance.
- 7. After review of the conditional use application, Mayfield Borough may require the applicant to place a reasonable deposit into escrow to cover the engineering and legal fees incurred with the conditional use process.

F. Duration of a Conditional Use Permit:

- 1. If a conditional use requires the processing of a subdivision or land development plan, then the grant of the conditional use permit shall expire if a zoning permit, building permit, certificate of use and occupancy, or grading permit is not obtained within 24 months from the date of the grant of the conditional use permit.

However, the Mayfield Borough Council, in its discretion, may grant an extension of up to 12 additional months upon written request by the applicant prior to the conditional use permit's expiration.

2. If a subdivision or land development plan is not required, then the grant of the conditional use permit shall expire if a zoning permit, building permit, certificate of use and occupancy, or grading permit is not obtained within 12 months from the date of the grant of the conditional use permit. However, the Mayfield Borough Council, in its discretion, may grant an extension of up to 12 additional months upon written request by the applicant prior to the conditional use permit's expiration.

Section 6. Design, Construction, Financial Security, Maintenance, and Insurance:

- A. **Design Safety Certification:** The design of the SEF shall conform to applicable industry standards, including those of the American National Standards Institute. The Applicant shall submit certificates of design compliance obtained by the equipment manufacturers from Underwriters Laboratories (UL), Institute of Electrical and Electronics Engineers ("IEEE"), Solar Rating and Certification Corporation ("SRCC"), Electrical Testing Labs ("ETL"), Pennsylvania Solar Center ("PA Solar Center") or other similar certifying organizations.
- B. **Uniform Construction Code:** The SEF and the Solar Electric System shall be constructed to and comply with the Pennsylvania Uniform Construction Code ("UCC"), Act 45 of 1999, as amended, and any regulations adopted by the Pennsylvania Department of Labor and Industry ("PADOL") as they relate to the UCC, except where an applicable industry standard has been approved by the PADOL under its regulatory authority. Application for, and approval of, a Building Permit also shall be required.
- C. **Visual Appearance: Power Lines:**
 1. SEFS shall not be artificially lighted, except to the extent required by safety or by any applicable federal, state or local authority.
 2. SEFs shall not display advertising, except for reasonable identification of the panel, inverter or other equipment manufacturer, and the Facility Owner.
 3. On-site transmission and power lines shall, to the maximum extent practicable, be placed underground.
- D. **Water Quality Standards: PA CODE, Title 25, Chapter 93** – The SEF shall abide by the water quality standards set forth in PA Code, Title 25, Chapter 93.
- E. **Warnings:**
 1. An SEF shall be enclosed by a fence, barrier or other appropriate means to prevent or restrict unauthorized persons or vehicles from entering the property.
 2. Clearly visible warning signs shall be placed on the fence, barrier or SEF perimeter to inform individuals of potential voltage hazards.
- F. **Site Inspections:** Mayfield Borough shall have the right to periodic inspections of the SEF after reasonable, written notice to the Facility Owner.
- G. **Financial Security During Construction:** - During the construction phase of the SEF, the facility owner shall provide financial security in the amount of 110% of the costs of construction. The estimate of costs shall be based upon an estimate of the cost of completion of construction as prepared by the SEF's engineer who shall certify the costs to be fair and reasonable. Mayfield Borough's engineer shall review and approve the cost estimate. The financial security shall be posted and maintained during the life of the project in the form of a performance bond, irrevocable letter of credit, or other financial form of security acceptable to the Mayfield Borough Council. Once construction is completed in accordance with the approved permit application and this Ordinance's standards and requirements, the Facility Owner's engineer shall certify in writing that the construction is so completed and the Facility Owner may submit a written request for release of the financial security. Upon review and written approval from Mayfield Borough's engineer and solicitor, the financial security shall be released. Acceptable forms of financial security are:

1. Surety Performance Bond - a security bond from a surety bonding company authorized to do business in the Commonwealth of Pennsylvania and approved by Mayfield Borough Council.
 2. Escrow Account - a deposit of cash either with Mayfield Borough or in escrow with a financial institution approved by Mayfield Borough Council. The financial institution must have a branch located within 100 miles of Mayfield Borough and be located within the Commonwealth of Pennsylvania.
 3. Irrevocable Letter of Credit – a letter of credit provided by the Facility Owner from a financial institution subject to the approval of Mayfield Borough Council. The financial institution must have a branch located within 100 miles of Mayfield Borough and be located within the Commonwealth of Pennsylvania.
- H. An SEF shall be sited in such a way that it presents no threat to traffic or to public health and safety.
- I. All SEFs shall be situated in such a way that concentrated solar radiation or glare does not project onto any properties, structures or roadways. The solar panels shall also be coated with an anti-reflective film. At their own expense, developers must mathematically prove that no concentrated solar radiation or glare projects onto nearby structures, roadways or beyond the boundaries of the land upon which it is located. The study will be done by a third party approved by Mayfield Borough Council.
- J. Noise from an SEF shall not exceed a day limit of 55 dBA, as measured at the property line. The study must be quantified and proven by a third-party reputable company approved by Mayfield Borough Council.
- K. All SEFs should be designed and located to ensure solar access without reliance on or interference from adjacent properties.
- L. All SEFs shall be properly maintained and kept free from all unsafe conditions. All studies conducted will be at Council's discretion and the applicant's expense.
- M. Liability Insurance – The Facility Owner shall maintain a general liability insurance policy covering bodily injury and property damage with limits of at least \$1 million in the aggregate. Mayfield Borough shall be named an additional insured. Certificates of insurance shall be provided to Mayfield Borough on an annual basis.

Section 7. Miscellaneous

- A. Throughout the conditional use process, the applicant shall promptly notify Mayfield Borough of any material changes to the information contained in the conditional use application.
- B. Changes to the pending application that do not materially alter the initial site plan may be adopted without a renewed public hearing.
- C. Once the applicant completes the SEF, he/she shall notify Mayfield Borough and request that the Certificate of Occupancy be issued. After review and recommendation by Mayfield Borough's engineer and solicitor that the SEF was constructed as designed and submitted, the Certificate of Occupancy will be issued.

Section 8. Ground-Mounted SEFs:

- A. Property Lines: Ground-mounted SEFs shall have a minimum setback at all property lines of 150 feet. These distances shall be measured from the closest edge of the SEF to the property line.
- B. The surface area of the arrays of a ground-mounted SEF, regardless of the mounted angle of any solar panels, shall be considered part of the impervious lot coverage area.
- C. Ground-mounted SEFs shall have a prepared stormwater management plan in accordance with Borough Ordinances and Pennsylvania Department of Environmental Protection (PADEP) Best Management Practices. This shall include the use of low maintenance and low growing vegetative surfaces that support native pollinators under the SEF. This plan is subject to approval by the Lackawanna County Soil Conservation District and the Mayfield Borough engineer.

- D. Ground-mounted SEFs shall have a prepared grading plan that minimizes to the best extent possible the disturbance or alteration of the existing topography on the site. This plan is subject to approval by the Lackawanna County Soil Conservation District native pollinators under the SEF.

Section 9. Emergency Services and Safety:

- A. Training with the local emergency services shall be provided and tested annually at the cost of the owner and/or operator.
- B. Any specialized emergency services equipment associated with the handling of emergency services response shall be provided by the Facility Owner and/or Facility Operator. This shall include the full purchase price, any and all upgrades, testing, certification, etc. associated with the possession of equipment. Specialized emergency services equipment will be in the possession of the local emergency services.
- C. An Emergency Action Plan shall be prepared by the operator and approved by Mayfield Borough Emergency Management Agency as well as the Lackawanna County Emergency management Agency and shall be visited and updated every three (3) years or when an upgrade to the site has been made.
- D. The applicant shall cooperate with emergency services to develop and coordinate implementation of an emergency response plan for the SEF.
- E. A sign shall be posted providing the name of the operator and a phone number to be used in case of an on-site emergency at the primary entrance of the SEF. The Owner/Operator shall also install a Knox Box for emergency services access when necessary. Additionally, the reflective signs shall be posted providing the name of the operator and a phone to be used in case of an on-site emergency along the perimeter of the SEF at intervals of 250 feet.
- F. The SEF must be properly maintained and be kept free from all hazards, including, but not limited to, faulty wiring and/or batteries, loose fastenings, being in an unsafe condition or detrimental to public health, safety, or general welfare.

Section 10. Decommissioning:

- A. The Facility Owner is required to notify Mayfield Borough immediately upon cessation or abandonment of the use. The SEF shall be presumed to be discontinued or abandoned if no electricity is generated by the system for a continuous period of twelve (12) months.
- B. The Facility Owner shall then have six (6) months in which to dismantle and remove the SEF, including all solar-related equipment or appurtenances related thereto, as well as all buildings, cabling, electrical components, transmission and plumbing lines, roads, foundations, and other associated facilities from the property. The Facility Owner shall also restore the land to its original pre-construction condition. If the SEF owner fails to dismantle and/or remove the SEF and restore the land within the six (6) month period, Mayfield Borough may, but shall not be required to, complete the decommissioning and land restoration at the owner's expense.
- C. At the time of issuance of the permit for the construction of the SEF, the Facility Owner shall provide proof of liability insurance and a financial security to Mayfield Borough to secure the expense of dismantling and removing the SEF and restoration of the land to its original condition. The financial security shall be in the amount of 150% of the costs of decommissioning, subject to the discretion of Mayfield Borough Council. The decommissioning funds shall be posted and maintained during the life of the project in the form of a performance bond, irrevocable letter of credit, or other financial form of security acceptable to the Mayfield Borough Council as more fully set forth in section 6 herein.
- D. An independent and registered professional engineer shall be retained by Mayfield Borough at the Facility Owner's cost to estimate the total cost of decommissioning without regard to salvage value of the equipment, and the cost of decommissioning net salvage value of the equipment. Thereafter, the Facility Owner shall retain an engineer to provide Mayfield Borough with cost estimates of decommissioning after the first (1st) year of operation and every third (3rd) year thereafter. Said estimate is subject to the review and approval of Mayfield Borough's engineer.

- E. During the operation of the SEF, the Facility Owner shall maintain financial security in the amount of 150% of the estimate of the cost of decommissioning. The Financial Security may be in any one of the forms set forth in Section 6 herein.

Section 11. Remedies:

- A. It shall be unlawful for any person, firm, or corporation to violate or fail to comply with or take any action that is contrary to the terms of this Ordinance or a permit issued under this Ordinance or cause another to violate or fail to comply, or take any action which is contrary to the terms of this Ordinance or a permit issued under this Ordinance. If this occurs, the Facility Owner and/or Facility Operator shall be issued a Notice of Violation by Mayfield Borough which specifies the violation and the action required to remedy it.
- B. If, after thirty (30) days from the date of the Notice of Violation, Mayfield Borough determines, in its discretion, that the parties have not resolved the alleged violation, Mayfield Borough may institute civil enforcement proceedings or any other remedy at law or in equity to ensure compliance with this Ordinance. If Mayfield Borough institutes and prevails in such civil enforcement proceedings, legal or equitable, the Facility Owner and/or Facility Operator shall be responsible for all fees, costs, and attorney's fees related to said proceedings.

The Public Hearing for this Ordinance was held on _____, 2026.

This Ordinance shall become effective immediately after enactment.

ORDAINED AND ENACTED into an ordinance at the regular meeting of the Mayfield Borough Council, Lackawanna County, this _____ day of _____, 2026.

BOROUGH OF MAYFIELD

By: _____
Diana Campbell, Council President

ATTEST:

Seanna Koerner, Borough Secretary

APPROVED BY:

Alexander J. Chelik, Mayfield Mayor