

ALTERNATIVE ENERGY

Section 24.00 Solar Panels

Section 24.01 Definitions

- A. "Freestanding solar panel" means a solar panel or an array of solar panels that is not attached to a building and is mounted on a structure attached to the ground.
- B. "Roof mounted solar panel" means a solar panel or an array of solar panels attached to the roof of a principal or accessory building.
- C. "Solar panel" means a photovoltaic module or collector device, including any accessory equipment and mounting structures or hardware, which relies upon solar radiation as an energy source for the generation of electricity or heating.
- D. "Solar panel array" means an integrated assembly of solar panels with a support structure or foundation and other components.

Section 24.02 Permitted Accessory Use

A solar panel or a solar panel array, whether freestanding or roof mounted, shall be classified as a permitted accessory use in the R-1, B-1, M-1, A-P and P-O zoning districts and within all districts shall be subject to the following regulations:

A. Roof mounted solar panels and solar panel arrays

- 1. Roof line: Shall not extend beyond the roof line in any direction including the peak.
- 2. Roof projection: Shall not reflect any apparent change in relief or projection of any roof elevation.
- 3. Roof height projection: On a flat roof, (less than 17 degrees or 2/12 pitch), panels and/or arrays shall not project vertically more than 10 feet from the surface of the roof.
- 4. Glare: Shall not be positioned so as to create glare on to adjacent roads or buildings on adjacent lots.
- 5. Other codes: Shall be installed in accordance with all applicable building and electrical codes.
- 6. Signage: Shall not have any signage attached except any owner's, manufacturer's and installer's identification and appropriate warning signage. The sign face of such signage shall not exceed 1 square foot.
- 7. An application and site plan for a Zoning Certificate shall be submitted to the Zoning Inspector on forms provided by the Zoning Inspector.

8. Decommissioning: Zoning Inspector shall be notified in writing by the owner upon permanent discontinuance of energy production, and panels and/or arrays shall be completely removed when practical, eg. replacement of the building roof.

9. Other Regulations: Shall be in accordance with all other applicable regulations for the zoning district in which it is located.

B. Freestanding solar panels and solar panel arrays

1. Location: Shall not be located in front of the principal building and shall not project past the width of the principal building.

2. Minimum setbacks: Shall be setback from all lot lines in accordance with the minimum front, side, and rear yards for the zoning district in which it is located.

3. Height: Maximum height shall be 25 feet measured vertically from the finished grade level immediately adjacent to the mounting base of the solar panel to its highest point.

4. Lot coverage: Maximum lot coverage shall be 10 percent (10%), measured as the area of the face of the solar panels.

5. Glare: Shall not be positioned so as to create glare on to adjacent roads or buildings on adjacent lots.

6. Other codes: Shall be installed in accordance with all applicable building and electrical codes.

7. Signage: Shall not have any signage attached except any owner's, manufacturer's and installer's identification and appropriate warning signage. The sign face of such signage shall not exceed 1 square foot.

8. An application and site plan for a Zoning Certificate shall be submitted to the Zoning Inspector on forms provided by the Zoning Inspector.

9. Panels and/or Arrays having a ground storage battery shall be housed with a secured cover.

10. All freestanding Solar Energy Panels and/or arrays shall be able to withstand wind velocities of no less than one-hundred and ten (110) MPH.

11. Decommissioning: Zoning Inspector shall be notified by the owner in writing upon permanent discontinuance of energy production, and panels and/or arrays shall be completely removed within 9 months of discontinuance of use and the affected area shall be fully restored to its preconstruction condition within 3 months from the date of such removal.

12. Other regulations: Shall be in accordance with all other applicable regulations for the zoning district.

