

CHAPTER 14

SECTION 1413 SMALL SCALE SOLAR PANEL ENERGY SYSTEMS FOR ON-SITE PURPOSES: 50 KW or less

THE TOWNSHIP OF VERONA ORDAINS:

Subsection 1413.1. PURPOSE AND INTENT.

The intent of this Section is to establish guidelines for the siting of solar panel energy systems placed upon a building or lot with the intent to service the energy needs of only that lot upon which the solar panel energy system is built, which shall be hereafter referred to as Solar Panel Energy System for On-Site Purposes. It is further the purpose and intent of this Section to:

- (a) Promote the safe effective, and efficient use of solar panel energy systems for on-site purposes in order to reduce the consumption of fossil fuels in producing electricity and decrease the air and water pollution that results from the use of conventional energy systems.
- (b) Preserve and protect public health, safety, welfare, and quality of life by minimizing the potential adverse effects of solar panel energy systems, including aesthetic impacts and risks to the property values of adjoining properties.
- (c) Establish standards and procedures by which the siting, design, engineering, installation, operation, and maintenance of solar panel energy systems for on-site purposes shall be governed.

Solar panel energy systems for on-site purposes shall be permitted in all zoning districts, subject to the following regulations:

Subsection 1413.2. LOCATION STANDARDS.

Solar panel energy systems for on-site purposes must either be attached to permitted principal or accessory buildings or structures or be constructed as free-standing accessory structures. Solar panel energy systems for on-site purposes may be attached to the roof of the building wall, but not both.

(a) Attached to building. Where attached to a building or structure, the solar panel energy system for on-site purposes shall be subject to the same regulations as the building in terms of height and setbacks.

(b) Roof Mounted. Roof-mounted panels shall include solar panels integrated as the surface layer of the roof structure with no additional apparent change in relief or projection (the preferred installation), or separate flush-mounted solar panels that are attached or anchored directly to the roof surface.

1. Solar panels integrated as the surface layers of the roof structure may be located on any part of the roof.
2. Flush-mounted solar panels on the building roof may only be located on a rear-or-side-facing roof. Flush-mounted solar panels on the building wall may only be attached to one (1) side or rear building façade and shall not face a street.
3. Flush-mounted solar panels installed on a building or structure with a sloped roof surface shall not project vertically above the peak of the roof to which it is attached.
4. Flush-mounted solar panels installed on a building or structure with a flat roof shall not project vertically more than five (5) feet above the roof.

(c) Free-Standing. Free-standing solar panel energy systems for on-site purposes that are not attached to a building or structure shall be permitted as accessory structures subject to the following regulations:

1. Free-standing solar panels shall be permitted in the side or rear yard only.
2. Free-standing solar panels shall maintain a front yard setback the same length as required for the principle building. However, the side or rear yard setback for the accessory building shall be fifty percent (50%) of the similar setback required for the principal building, provided adequate fire truck access is maintained to the property.
3. When oriented at maximum tilt, free-standing solar panels shall not exceed a height of twelve (12) feet for a residential use or twenty-five (25) feet for a non-residential use.
4. Area covered shall be included in the lot coverage calculations for the lot.
5. All power transmission lines shall be underground.
6. All underground wiring shall be located at a minimum depth of four (4) feet below grade and markable by Miss Dig.

Subsection 1413.3. GLARE.

Solar panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties, or roadways. Solar panels shall be finished with non-reflective coatings and any exposed frames or components shall have a non-reflective surface.

Subsection 1413.4. BUILDING PERMIT.

Solar energy systems for on-site purposes shall conform to applicable industry standards. A building permit shall be obtained for a solar energy system in accordance with the Building and Electrical Codes.

Subsection 1413.5. BATTERIES.

When batteries are included as part of the solar panel energy system for on-site purposes, they must be placed in a secure container or enclosure when in use. When no longer in use, such batteries must be disposed of in accordance with applicable laws and regulations.

Subsection 1413.6. REMOVAL.

If a solar panel energy system for on-site purposes ceases to perform its intended function for more than twelve (12) consecutive months, the property owner shall remove it and all associated materials, equipment, and facilities no later than ninety (90) days after the end of the twelve (12) month period.

EFFECTIVE DATE: This Ordinance shall become effective 20 days after publication in a newspaper of general circulation within the Township of Verona.

Dated: _____, 2017

Carl Rader, Supervisor

Dated: _____, 2017

Joann Gerstenschlager, Clerk

First Reading:

Adopted: _____, 2017

Published: