

Article 10

SECTION 1084 ACCESSORY SOLAR ENERGY SYSTEMS

Accessory Solar Energy Systems

Definition: ACCESSORY SOLAR ENERGY SYSTEM: An accessory structure using solar energy to generate electrical power or heat intended to primarily serve the needs of the premises on which the structure is located, rather than to generate power for a public utility grid serving other premises.

Definition: Roof mounted - Mounted directly on the roof of any building or structure, above the eave line of such building or structure.

Definition: Ground mounted - Mounted to a pole, tower or other freestanding structure which is specifically constructed for the purpose of supporting a solar panel and placed directly on the ground at grade level.

Intent: To allow for the use of accessory solar energy systems to generate electrical power for residential use.

An accessory solar energy system may be sited as an accessory use on any premises in *any district (roof Mounted only in LS-1 and Little Bay)*, after issuance of a Land Use Permit from the Zoning Administrator, and subject to the following requirements and limitations:

A. Maximum Height. The system may be mounted on a building and/or may be ground mounted.

1. The height of a roof-mounted system on a principle building or accessory building shall not exceed the applicable roof height limit for the district, as specified in the applicable chapter of this Ordinance. A wall-mounted system on a principle building or accessory building shall not exceed the applicable roof height limit for the district, as specified in the applicable chapter of this Ordinance.

a. Roof mounted panels must be mounted at the same angle as that of the existing roof pitch and shall not extend above the roof surface more than the height of the typical panel mounting bracket.

b. Placement of ground mounted solar energy equipment is not permitted within the required front yard setback or the area between the front property line and the front of the principal structure. (Not permitted within the required setback)

2. The height of a ground-mounted system shall not exceed 15 feet. ~~for an accessory building/structure in the district, as specified in the applicable chapter of the Township Ordinance.~~

B. Roof Placement. A roof-mounted system shall be placed on the roof so as to facilitate firefighter and service contractor access. Roof mounted solar panels may be located on front, rear, or side facing roofs as viewed from any adjacent street.

C. Setbacks and Location.

1. The collector array and all other apparatus associated with the system shall comply with the otherwise applicable building setback requirements if mounted on a building, and with the otherwise applicable setback requirements if ground-mounted and shall comply with any other applicable location requirements.

2. There is a required 10-foot distance from any structure on all ground mounted structures.

D. Off-site Impacts. The collector panels and all other components of the system not within a fully enclosed building shall comply with all of the following requirements:

1. All components of the system shall be designed and maintained with an anti-reflective surface material.

2. All components shall be designed and operated to not direct glare onto any adjoining property or any public road or other public way.
3. The system shall not be illuminated or have any lighting of any kind.
4. Lettering, company insignia, advertising, or graphics of any kind shall not be displayed on any part of the system, except such non-obtrusive lettering and/or insignia intended to identify the manufacturer and not visible from any adjoining property or adjoining public road or other public way.
5. The area within which a ground-mounted system is located shall not be paved with asphalt/concrete or any other surface material that is impermeable to water; and all surface water runoff from the site shall be effectively managed on-site and not diverted to a public roadway or other public way, or to any adjoining premises not in the same ownership as the subject premises.

~~**6. There is a required 10 foot distance from any structure.**~~

E. Installation and Operational Safety. The system shall be installed, maintained, and used in accordance with all applicable provisions of the Construction Code and manufacturer's directions. The system shall not be made operational until a final inspection and approval certification for the system has been issued by the Building Official and Electrical Inspector, as applicable.

F. Removal. The system, including all structural support components, shall be dismantled, and removed when the system is no longer functional due to age, abandonment, or other cause, at homeowners' expense.

Any solar energy system that is not in operation or is damaged or inoperable for a continuous period of 12 months is considered abandoned, and the owner shall remove the same within 90 days of receipt of notice from the Township. Any abandoned solar energy that is not removed within 90 days of said notification from the Township may be removed by the Township at the owner's expense.