

To: Planning Board
From: Ordinance Review Committee/Mark Eyerman
Subject: Accessory Solar Arrays
Date: September 14, 2021

The City currently regulates what we have called Solar Electric Production Facilities or SEPFs. These are solar facilities where the electricity is being generated solely as a commercial enterprise. During the discussion of revising the standards for SEPFs, the need for standards for solar arrays that serve and are accessory to another use has been raised. The Ordinance Review Committee has developed proposed amendments to address this type of solar installation based on the following:

- As with SEPFs there are two basic situations, building-mounted arrays and ground-mounted arrays with different issues.
- Installing solar panels on the roof of a structure is usually pretty straightforward especially with a pitched roof. The only issue for building/roof-mounted installations is the height of the panels above the roof especially for flat or minimally sloped roofs
- Installing a ground-mounted array for or near a residential structure potentially raises issues dealing with location and height of the array as well as the need for screening/buffering.

The draft ordinance amendments do the following:

1. Create definitions for Accessory Solar Arrays and ASA – Ground-Mounted and ASA – Building Mounted
2. Add these uses to the Land Use Table and indicate where they are and are not allowed. The draft allows building mounted arrays anywhere in the City. Ground mounted arrays are allowed in the SLR, SL, R, RG, PIC, PD, ECR, MUV, PHD, and CPD and in the HDR with Planning Board Review.
3. Create performance standards for ASAs:
 - a. Require building mounted ASAs to extend not more than two feet from the roof or wall on which they are mounted
 - b. Limit the height of ground-mounted arrays to 12 feet when the array is visible from a residential lot
 - c. Prohibit the installation of ground-mounted ASAs in a required setback or within 25 feet of a residential property line
 - d. Prohibit the installation of a ground-mounted ASAs between the front property line and the front of the building except in the PIC District or

where the array will be more than say 100 feet from the road R-O-W to address nonresidential and rural situations

- e. Require that any ground-mounted ASA that is located within 100 feet of a residential use be screened