

September 14, 2021

Draft Amendments to the Land Use Ordinance Accessory Solar Arrays

Proposed additions to the ordinance are underlined;
proposed deletions are ~~struckout~~

1. Amend SECTION 17 DEFINITIONS by adding definitions of Accessory Solar Array, Accessory Solar Array – Building-Mounted and Accessory Solar Array – Ground Mounted in proper alphabetical order to read:

- **Accessory Solar Array:** An installation that produces electricity through the use of solar technology that is accessory to the principal use of the property in which the electricity generated by the array is intended to primarily benefit the owner or occupant(s) of the lot on which the array is located.
- **Accessory Solar Array – Building-Mounted:** An Accessory Solar Array that is mounted on the roof or exterior wall surface of a building.
- **Accessory Solar Array – Ground-Mounted:** An Accessory Solar Array that is mounted on the ground or on a supporting structure other than a building.

2. Amend Section 7.6.6 in the Land Use Table in Section 7.6 by adding Accessory Solar Array – Building-Mounted and Accessory Solar Array – Ground-Mounted to the table and designating in which zones those uses are allowed as follows:

7.6.6 Other Uses

Key to Land Use Table

Y = “Allowed”

N = Not Allowed

P = Permitted with Review

C = Code Enforcement Officer Review

SD = Subdivision Review

Legend

The legend at the top of the columns identifies the various zoning districts as follows:

RP	Resource Protection	SLR	Shoreland Overlay Limited Residential
SL	Shoreland	RG	Residential Growth
R	Rural	HDR	High Density Residential
PR	Professional/Residential	TD	Traditional Downtown
PIC	Planned Industrial/Commercial	PD	Planned Development
CC	Cobbossee Corridor	ECR	Education/Community Recreation
MUV	Mixed Use Village	PHD	Planned Highway Development
IT	Intown Commercial	CPD	Cobbossee Planned Development

Other Uses																
	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
<u>Accessory Solar Arrays – Building Mounted</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Accessory Solar Arrays – Ground Mounted</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>C</u>

3. Create a new Section 10.31 Accessory Solar Arrays in Section 10 SPECIAL ACTIVITY STANDARDS to read:

10.31 Accessory Solar Arrays

10.31.1 No part of an Accessory Solar Array that is mounted on the roof or exterior wall of a building shall project more than two (2) feet from the primary surface of the roof or wall.

10.31.2 No part of an Accessory Solar Array that is mounted on the ground or a supporting structure that is not part of a building shall project more than twelve (12) feet above the average grade of the ground beneath the array if any part of the array is visible from a residential use.

10.31.3 No part of a ground-mounted Accessory Solar Array shall be located within the required setbacks or within twenty-five (25) feet of the property line of a lot that is improved with a residential use.

10.31.4 No part of a ground-mounted Accessory Solar Array shall be located between the front property line of the lot and the line of the front wall of the building extended to the side or other property lines. This restriction shall not apply in the PIC District or when the front wall of the building is located more than one hundred (100) feet from the front property line.

10.31.5 A ground-mounted Accessory Solar Array shall be screened from view from public streets and all residential uses located within one hundred (100) feet of any portion of the solar array as measured from the closest part of the residential structure. The screening shall provide visual screening meeting the standards for Semi-Full Screen Options for property lines set out in 8.11.4.5.1.