

Amendment 199

Create new Section as follows:

Section 7.2.8 On-site Solar Energy Systems

It is the purpose of this sub-section to promote the safe, effective, and efficient use of on-site solar energy systems to generate electricity. Further, it is the purpose of this sub-section to standardize and streamline the review and permitting process for solar energy systems designed to meet on-site energy needs.

- 1. Roof-Mounted Solar Energy Systems.** Roof-mounted solar energy systems for on-site use are allowed in all zoning districts, subject to the following regulations:
 - a. Height.** Roof-mounted systems shall not extend more than 3 feet above the roofline and shall not exceed the required permitted building height.
 - b. Location.** Roof-mounted solar energy systems may be located anywhere on a roof, but shall not protrude beyond the edge of the roof.
- 2. Ground-Mounted Solar Energy Systems (10 kW or less).** Ground mounted, freestanding solar energy systems of 10kW or less for on-site use are permitted accessory structures in all zoning districts, subject to the following regulations:
 - a. Location and Setbacks.** Solar energy systems may not be located closer to the front lot line than the principal structure. Solar energy systems shall also be set back from all property lines at least 15 feet when the system produces 1kW or less. For larger systems, an additional 2 feet of setback is required for solar energy system structures for each 1kW above 1kW to the maximum of 10kW.
 - b. Height.** The height of the solar energy system, including all structural support elements, shall not exceed 10 feet when oriented at maximum tilt.
 - c. Area.** Ground-mounted solar energy systems shall be subject to the maximum lot coverage standards of the applicable zoning district.
- 3. General Standards.** The following requirements are applicable to all roof-mounted or ground-mounted solar energy systems.
 - a. Land Use Permit.** A Land Use permit shall be required for any ground-mounted solar energy system.
 - b. Batteries.** When solar storage batteries are included as part of the solar collector system, they must be placed in a secure container or enclosure when in use, and when no longer used shall be disposed of in accordance with applicable laws and regulations.
 - c. Removal.** If any solar energy system ceases to operate for more than 12 consecutive months, it shall be considered junk, removed from the premises and subject to Ordinance No. 41 (Peninsula Township Junk Ordinance).