

Amendment 200

Amend Section as follows (*Section 7.2.8 is new per Amendment 199*)

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. Such systems are sized to meet the energy demands of the subject property and typically included in a net metering program wherein the solar energy produced is commensurate with the energy needs of the subject property. 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.** In the A-1 Zoning District, ground-mounted solar energy systems (10kW or less) must be setback at least 50 feet from any property line. In other zoning districts, ground-mounted solar energy systems (10kW or less) may not be located closer to the front lot line than the principal structure, and shall be setback 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 each 1kW above 1kW to the maximum of 10kW (a 10kW system would require a 33-foot setback). All setbacks are measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position or at maximum horizontal tilt if mechanized to move with the sun (not from support structures).
 - 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 (measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position, or at maximum horizontal tilt if mechanized to move with the sun).
 - d. **PDR Land.** Ground mounted solar energy systems as defined in the Section constitute agricultural structures and/or buildings and are permitted on PDR land.
3. **Ground-Mounted Solar Energy Systems (More than 10 kW, but Less than 30kW).** Ground mounted, freestanding solar energy systems (More than 10kW, but less than 30kW) are permitted accessory structures, or special uses, in the A-1 Zoning District, and to the following regulations:
 - a. **Location and Setbacks.** Ground-mounted solar energy systems must be setback at least 50 feet from any property line. All setbacks are measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position or at maximum horizontal tilt if mechanized to move with the sun (not from support structures).
 - 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 (measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position, or at maximum horizontal tilt if mechanized to move with the sun).
 - d. **Viewsheds.** A defined viewshed is identified on a Map titled *Peninsula Township Prime Scenic Views* separately adopted by the Peninsula Township Planning Commission and Township

Board which identifies prominent views of exceptional landscapes. When the subject parcel is not in a viewshed, ground-mounted solar energy systems are permitted accessory structures. When the subject parcel is in a viewshed, special use approval pursuant to Section 8.7 is required.

- e. **PDR Land.** Ground mounted solar energy systems as defined in the Section constitute agricultural structures and/or buildings and are permitted on PDR land.
4. **Ground-Mounted Solar Energy Systems (30kW or greater).** Ground mounted, freestanding solar energy systems (30kW or greater) are a Special Use in the A-1 Zoning District. However, ground-mounted solar energy systems (30kW or greater) may not be located on a parcel included in a viewshed as illustrated on a Map titled *Peninsula Township Prime Scenic Views* separately adopted by the Peninsula Township Planning Commission and Township Board. Ground-Mounted Solar Energy Systems (30kW or greater) are also subject to the following regulations:
- a. **Location and Setbacks.** Ground-mounted solar energy systems must be setback at least 50 feet from any property line. All setbacks are measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position or at maximum horizontal tilt if mechanized to move with the sun (not from support structures).
 - 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 (measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position, or at maximum horizontal tilt if mechanized to move with the sun).
5. **General Standards.** All ground-mounted and roof mounted solar energy systems are subject to the following regulations:
- a. **Permits.** A land use permit or special land use permit is required for all ground-mounted solar energy systems as described above.
 - 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).