

14.06 Freestanding Accessory Solar Energy Systems

The following standards shall apply to the Freestanding Accessory Solar Energy Systems which are allowed in any zoning district. To be considered to be an accessory solar energy systems it must be associated with a habited or non-habited building which represents a principal use of the subject property. All freestanding accessory solar energy systems shall be located on the same lot as the building being served. Where there is no principal building, an accessory solar energy system is not allowed.

(A) Location: Freestanding accessory solar energy systems are permitted in certain zoning districts as shown in Table 10-2. If one or more of the following requirements are not met, such freestanding accessory solar energy systems are reclassified as a special use pursuant to Section 11.31.

(B) Setbacks: Freestanding accessory solar energy systems may not be located between the front lot line and the principal building on the lot, and must meet all applicable setbacks associated the principal building on the lot.

(C) Height: Freestanding accessory solar energy systems may not exceed 6 feet in height. **The height may be increased by up to 50% when the setback is 25 feet or greater, and the height may be increased by up to 100% when the setback is 50 feet or greater.** The height shall be measured from the grade at system base to the highest peak, including the highest position of any adjustable system or associated apparatus.

(D) Size of Freestanding Accessory Solar Energy System: Systems **shall be included in, and not exceed the maximum permitted lot coverage for all structures (table 10-3)**~~may not occupy more than five percent of the parcel upon which it is located~~ if the property is zoned for residential purposes.

When property is zoned for non-residential purposes, systems may not occupy more than ~~ten~~ **five** percent of the parcel upon which it is located, or one-half (1/2) of the footprint of the principal building served, whichever is greater.

11.31 Freestanding Accessory Solar Energy Systems

(A) **Standard Requirements:** A Freestanding Accessory Solar Energy System is a special use in certain zoning districts and is subject to the following standard requirements

1. **Association with Principal Use:** Freestanding Accessory Solar Energy Systems must be associated with a habited or non-habited building which is the principal use of the subject property.
2. **Setbacks:** Freestanding accessory solar energy systems may not be located between the front lot line and the principal building on the lot, and must meet all applicable setbacks associated the principal building on the lot, ~~or shall be able to demonstrate that systems will blend the facility into the existing environment. Appropriate landscaping and/or screening materials may be required to help screen equipment from public roads and neighboring property.~~
3. **Height:** Freestanding accessory solar energy systems may not exceed ~~the 6-foot-in~~ height permitted in Section 14.06(C), ~~or shall be able to demonstrate that systems will blend the facility into the existing environment. Appropriate landscaping and/or screening materials may be required to help screen equipment from public roads and neighboring property.~~ The height shall be measured from the grade at system base to the highest peak, including the highest position of any adjustable system or associated apparatus.
4. **Size of Freestanding Accessory Solar Energy System:** Systems ~~shall be included in, and not exceed the maximum permitted lot coverage for all structures (table 10-3) may not occupy more than five percent of the parcel upon which it is located~~ if the property is zoned for residential purposes, ~~or W~~ when property is zoned for non-residential purposes, systems may not occupy more than ~~ten-five~~ percent of the parcel upon which it is located, or one-half (1/2) of the footprint of the principal building served, whichever is greater, ~~or shall be able to demonstrate that systems will blend the facility into the existing environment. Appropriate landscaping and/or screening materials may be required to help screen equipment from public roads and neighboring property.~~

(B) **Performance Standards:** A Freestanding Accessory Solar Energy System is subject to the following performance standards:

1. **Blending with the existing environment:** Freestanding Accessory Solar Energy Systems shall, to the extent reasonably possible, use materials, colors, and textures that will blend the facility into the existing environment. Appropriate landscaping and/or screening materials may be required to help screen equipment from public roads and neighboring property.
2. **Noise:** No Freestanding Accessory Solar Energy System shall produce noise that exceeds more than 5 dB(A) above ambient sound pressure levels. Adequate setbacks shall be provided to comply with these limitations.
3. **Glare:** No Freestanding Accessory Solar Energy System shall produce glare that would constitute a nuisance to occupants of neighboring properties or persons traveling neighboring roads.