

## SOLAR ENERGY SYSTEM (SES) INFORMATION SHEET

### General Design Standards:

- All solar energy systems must be **fifty (50) feet from a platted public street easement line and thirty (30) feet from the property line between contiguous lots.**
- To the maximum extent feasible, ancillary solar equipment shall be located inside a building or screened from public view. Solar energy system appurtenances shall be screened without compromising the effectiveness of the solar collectors to the extent reasonably feasible. **When applying, you will be asked if ancillary SES equipment is located inside a building or screened from view.**
- The applicant shall demonstrate that the height, location, setback or base elevation of a solar energy system minimizes potential glare and visual impacts of the system on adjacent properties without compromising the effectiveness of the solar collectors to the extent reasonably feasible. **The Town would like you to consider the visual impacts of your SES on your neighbors when planning location of your system and choose a site that is least impactful without compromising its effectiveness. When applying, you will be asked to explain how the height, location, setback or base elevation of the SES minimizes potential glare and visual impacts on adjacent properties.**
- If your SES will be **installed on a newly constructed building**, you **must first receive a building permit** for the building on which the system will be mounted.
- For a **ground-mounted SES** routine permit: the vertical distance between the highest point of any panel or module (at its maximum design tilt) to finished grade or slab on grade directly below, **shall not exceed twelve (12) feet.** You may exceed this height through a nonroutine permit (see below).
- For a **roof-mounted SES**: the vertical distance between the highest point of any panel or module (at its maximum design tilt) to the roof directly below, **shall not exceed one (1) foot, unless roof pitch is 3:12 or less, in such case up to two (2) feet is permitted. No portion of a solar energy system shall project above the maximum allowed building height of 25 feet** as measured on a vertical axis from the highest point of the system to the lower of either 1) the lowest point where the vertical face (or a vertical line extending directly below the vertical face) around the perimeter of the building intersects the Existing Grade or 2) the lowest point where the vertical face (or a vertical line extending directly below the vertical face) around the perimeter of the building intersects the Finished Grade.
- If the total combined kilowatts of your SES **does not exceed 10 kilowatts**, then you may **apply for a routine permit** with the Town's Building Permit Agent. If it **exceeds 10 kilowatts**, you may **apply for a nonroutine permit** to be reviewed by the Town's Planning and Land Use Commission.

- If your SES requires **newly constructed building(s) to store battery backup and ancillary equipment**, you **must first receive a building permit** for the building in which that equipment will be stored.

### **Nonroutine Solar Energy System Permits**

In some situations, applicants might require a taller system because the topography and terrain of their lot has unique features that would compromise the effectiveness of the SES. In other cases, safety issues may require the SES to be taller. **Applicants may apply for a SES that exceeds 12 feet in height through a nonroutine SES application.** The Planning and Land Use Commission shall ask applicants to **demonstrate that a taller SES is needed** in order to prevent compromising the effectiveness or safety of the solar collectors.

In addition, applicants may have power loads that require a system that is larger than 10 kilowatts. Applicants **may apply for a SES that exceeds 10 kilowatts through a nonroutine SES application and must demonstrate that a larger system is needed by listing intended uses** of the electricity generated from the proposed system.

The Planning and Land Use Commission will **identify potential glare and other visual impacts** on adjacent properties, and **may require additional screening, placement and a design layout**, ensuring (to the extent reasonably feasible) that the effectiveness of the solar collectors are not compromised.

The Planning and Land Use Commission **may also require specific placement and sizing** of the proposed system to **ensure public health, safety and welfare** and to ensure that it will not compromise the safety, reliability and operability of the Town's utility infrastructure or place other residents' electrical equipment at risk.

The **total combined kilowatts** for all permitted SES's **shall not exceed 25 kilowatts** per platted lot.

For a **nonroutine ground-mounted SES**, the **vertical distance** between the highest points of any panel or module (at its maximum design tilt) to finished grade or slab on grade directly below, **shall not exceed nineteen (19) feet.**

**The total combined square footage** of all **ground-mounted** or pole-mounted photovoltaic panels or modules **on a lot shall not exceed 1500 square feet.**