

Renewable Energy

5-2-1 Definitions (Additions to existing code)

ACTIVE SOLAR ENERGY SYSTEM: A solar energy system whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means.

BUILDING-INTEGRATED SOLAR ENERGY SYSTEM: A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of a building. Building-integrated systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.

GROUND MOUNT: A solar energy system on a rack or pole that rests on or is attached to the ground.

PHOTOVOLTAIC SYSTEM: A solar energy system that converts solar energy directly into electricity.

ROOF MOUNT: A solar energy system mounted on a rack fastened onto a roof.

SOLAR ENERGY SYSTEM: A system that uses the power of the sun to capture, distribute, and/or store energy for on-site consumption of utility power within a principal or accessory structure.

SOLAR ENERGY SYSTEM, PRIVATE: A collection of one (1) or more solar collectors designed for use by the occupant(s) of the zoning lot on which said system is located; excess power generation is limited to net metering or similar technology with regulations set by the local power utility, community, county and state. Private solar energy system equipment shall conform to applicable industry standards, and applicants for building permits for private solar energy systems shall submit certificates from equipment manufacturers that the equipment is manufactured in compliance with industry standards.

SOLAR FARM: A commercial facility that converts sunlight into electricity, whether by photovoltaic, concentrating solar thermal devices, or other conversation technology, for the primary purpose of wholesale sales of generated electricity.

5-3-15 SOLAR ENERGY SYSTEM REGULATIONS

- A. Purposes: The purpose of this section is to preserve the health, safety, and welfare of the Village by promoting the safe, effective, and efficient use of solar energy systems. For such purposes, this section:

1. Establishes zoning regulations relative to the installation and operation of solar energy systems permitted to be installed within the Village.
 2. Accommodates sustainable energy production from a renewable energy source.
 3. Preserves the character and aesthetics of the Village's zoning districts to maintain property values and promote the public health, safety, and welfare of Village residents and businesses.
- B. Permitted Accessory Use: Solar energy systems, private, as defined herein, are permitted accessory uses in all zoning districts where structures of any sort are allowed, subject to the requirements set forth in this section.
- C. General Requirements: The requirements set forth in this section shall govern the Solar Energy Systems that may be installed within the Village. The provisions of this section are intended to establish zoning regulations for Solar Energy Systems that may be installed in the Village.
1. Use: A Solar Energy System shall be an accessory to the principal permitted use of zoning lot.
 2. Approval: Any approval granted for a Solar Energy System shall not, under the provisions of this section, be construed to prevent ordinary or permitted building, landscaping, or other accessory improvements on any adjacent properties.
- D. Permitting and Installation:
1. A building permit is required to be obtained from the Village prior to the commencement of any construction activity relative to the installation of any Solar Energy System.
 2. The owner of a Solar Energy System shall ensure that it is installed and maintained in good condition and in compliance with all applicable provisions of the Village code and the laws, statutes, codes, and regulations enforced by any State or Federal agency of competent jurisdiction.
 3. All wiring associated with a Solar Energy System shall be underground or contained within a raceway that complements the building materials of the principal structure.
 4. Interconnection: Energy produced by a Solar Energy System shall be utilized on-site, subject to legal provisions that allow the sale of excess energy back to the electric grid.
 5. Illumination of a Solar Energy System shall be prohibited, except to accommodate co-installation of parking lot lighting luminaries, where applicable.

6. Signage: Other than safety signage, no commercial signage or attention-getting device is permitted on any Solar Energy System.
7. Ground-Mounted Solar Energy Systems: Not allowed in any zoning district of the Village.
8. Solar Farms: Not allowed in any zoning district of the Village.
9. Height:
 - a. Roof-Mounted Solar Energy System:
 - (i) When installed on a flat roof, a Roof-Mounted Solar Energy System shall not exceed a maximum height of six feet (6') as measured from the roof surface of the building on which the system will be mounted to the highest point of the system as installed.
 - (ii) When installed on a pitched roof, a Roof-Mounted Solar Energy System shall be mounted parallel to the pitch of the roof and not extend more than one (1) foot off the roof surface.
10. Setback:
 - a. Roof-mounted Solar Energy Systems shall not extend beyond the exterior perimeter of the building on which the system is mounted.

5-3-17 Energy System Removal

- A. All energy systems are required to be properly removed after they have reached the end of their useful life, while no longer in use, when damaged beyond repair or similar conditions. Full removal is required, including structures, equipment, foundation etc.
- B. A separate permit from the Building Department is required for removal.