**DIVISION 42-VIII-2 ADDITIONAL STANDARDS**

**Section 42-304,** **Solar Photovoltaic (PV) Systems**

(a) Definitions

(1) Building-Integrated PV System: A solar photovoltaic system that is constructed as an integral part of a principal or accessory building or structure and where system replaces or substitutes for an architectural or structural component of the building or structure. replacing glass or traditional roofing materials, canopies, sunshades, or other building or structure systems.

(2) Building-Mounted PV System: A solar photovoltaic system wherein the solar cells are attached to a principal or an accessory structure.

(3) Ground-Mounted PV System: A solar photovoltaic system mounted on a structure, pole or series of poles constructed specifically to support the photovoltaic system and not attached to any other structure.

(b) Applicability

(1) Solar PV systems constructed prior to the effective date of this Ordinance are not required to meet the requirements of this Ordinance. Any expansion of an existing solar PV system shall comply with the provisions of this Section.

(2) A building integrated system where the system replaces glass or traditional materials or solar-based architectural elements such as canopies, and awnings are not considered accessory uses and are not subject to the requirements of this Ordinance.

(c) Permitted Zoning Districts

Building-mounted and ground-mounted systems are permitted in all zoning districts as an accessory use to any permitted principal use on the same lot provided, they generate electricity for a use on the same property rather than for commercial or utility generation purposes. Such systems may allow customers to receive a credit for surplus electricity.

(d) Location Within a Lot

(1) Building-mounted PV systems are permitted to face any rear, side, and front yard.

(a) The system must be installed at the same angle as the roof on which it is installed with a maximum distance, measured perpendicular to the roof, of eighteen (18) inches between the roof and highest edge or surface of the system.

(b) The highest point of the system shall not exceed the highest point of the roof to which it is attached, and the lowest point shall not extend beyond the eaves of the building.

(c) On a flat roof, the highest point of the system may extend up to six (6) feet above the roof to which it is attached.

(2) Ground-mounted systems and ground-mounted equipment associated with either a building or ground-mounted system are subject to the accessory use or structure setback requirements in the zoning district in which the system is to be constructed. No part of the ground-mounted system shall extend into the required setbacks due to a tracking system or other adjustment of solar PV related equipment or parts.

(3) A PV system shall be permitted on a nonconforming building or lot so long as there is no expansion of the nonconformance and so long as it complies with the other provisions of this Ordinance.

Design and Installation Standards

(a) All PV systems shall require a building permit. All solar PV systems are subject to compliance with applicable performance standards detailed elsewhere in the Zoning Ordinance.

(b) For building-mounted systems, all framing, piping, control devices and wiring must be painted to match the color of the roof or the element upon which it is installed.

(c) For ground-mounted systems, all exterior electrical lines must be buried. The solar PV system must be constructed to comply with the most recent fire code.

(d) No signs or graphic content may be displayed on the PV system except the manufacturer’s badge, safety information and equipment specification information.