

Overview of Zoning Regulations for Solar Installations

- Solar panels shall maintain a minimum distance of three feet (3') from all the sides of the roof; ridge, side edges (including dormer edges, chimneys, etc), and eave/gutter.
- Solar panels shall be grouped in a consolidated, centered (horizontally and vertically), and symmetrical manner, to the degree practical.
- Plans shall illustrate all required setbacks and distances between solar panels and rooftop features, and height of solar panels from finished grade/roof surface.
- Solar panels shall be installed parallel to the roof plane and shall not extend more than one foot (1') from the roof surface at any point (2' for flat roofs to achieve solar gain).
- Equipment (including but not limited to the inverter) shall be located in the rear or side of the building and near the existing electric service. Vents shall not be covered by panels.
- To the degree practical, a solar energy system should be oriented to the rear or interior side lot line(s) in order to minimize visibility from the front of the house or a street and adjacent properties.
- Solar panels facing a street shall not occupy more than fifty percent (50%) of each roof plane directly facing the front lot line.
- A solar energy system shall be designed to blend into the architecture of the building and have components that are color-coordinated to harmonize with the roof, walls, and other dominant colors of the structure.
- Solar panels shall have a non-reflective finish with minimum glare or reflection onto adjacent properties and streets.
- Where applicable, written approval of the proposed solar energy system by the governing Homeowners Association is required. Approval shall be provided for final, code-compliant plans.
- For properties located within the Historic District, the location, design and installation of a solar energy system requires approval by the Appearance Review Commission (ARC) prior to permitting.
- Solar energy system shall be installed in full compliance with approved plans and installation photos are to be submitted by the applicant.
- The final permit approval is contingent upon the Village staff approval of the photos provided by the applicant of the installed solar panels on the roof plane, and their consistency with attached approved plans. Measurements in photos shall be verified by use of a tape measure clearly indicating the panels' location with respect to the roof plane edges.
- In the event of any inconsistency or conflict between approved plans and photos, the applicant shall remove the panels in violation and/or bring them into compliance.

