

Solar Energy System Guidelines

Roof Systems

1. Placement of solar collection panels on flat or sloping roofs shall be flush or flat-mounted as close as practicable, and not to exceed six inches, on a gabled, hipped or mansard roof, with no extension above the roof.
2. All panels shall be set back a minimum of three feet from the eave and 18 inches from the ridge or as otherwise approved by the Building Inspector/Building Codes.
3. Placement of solar collection panels on flat or sloping roofs of homes on historic roads should be installed to minimize visibility from road view so they have the least aesthetic impact.
4. All panels shall be harmoniously configured along the roof so to ensure conformity with the roof structure and surface.
5. All panels, tiles or slates are to appear like and are to match as close as possible the color of the roof or wall to which they are attached.
6. All panels and equipment shall be surfaced, designed and sited so as not to reflect glare onto adjacent properties or the roadway.
7. The energy produced by the solar array is only used to offset the energy needed to power the home located on the same property (or a property under common ownership) where they are installed and not being sold at a profit.
8. Architectural Review is required.

Ground Mounted or Freestanding Systems

9. The location of a ground mounted or freestanding solar collector shall comply with the setback requirements for an accessory building as set forth in the Code and shall not be permitted in the front yard.
10. The height of the solar collector and any mount shall not exceed 15 feet when oriented at a maximum tilt.
11. Ground mounted and freestanding solar collectors shall be screened as much as possible and practicable from adjoining lots and streets through the use of architectural features, earth berms, landscaping, fencing or other screening which will harmonize with the character of the property and surrounding area.
12. The area beneath ground mounted and freestanding solar collectors shall be included in calculating whether the lot meets maximum permitted lot building coverage and lot surface coverage requirements for the applicable zone, notwithstanding that the collectors are not "buildings".
13. The energy produced by the solar array is only used to offset the energy needed to power the home located on the same property (or a property under common ownership) where they are installed and not being sold at a profit.
14. Architectural Review is required.