



CODE SECTIONS 1165.02(g) & 1165.02(i)
ADDITIONAL REGULATIONS GOVERNING USES SOLAR PANELS

1165.02(g)

(1) The installation and construction of a solar energy system is subject to the following development and design standards:

- A. A solar energy system may be building-mounted or ground-mounted.
- B. Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways.
- C. All power transmission lines from a ground-mounted solar energy system to any structure must be located underground.
- D. Advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags, banners or similar materials, is prohibited. The manufacturer and equipment information, warning signs or ownership information is allowed on any equipment of the solar energy system.
- E. A solar energy system connected to the utility grid shall provide written authorization from the local utility company acknowledging and approving such connection.

(2) **Building-Mounted Systems.**

- A. A building-mounted system may be mounted on a principal building or accessory building in the following locations:
 1. When mounted on a roof:
 - a. On a flat roof, solar panels are permitted when set back eight (8) feet from the front façade of the building unless otherwise approved by the Architectural Board of Review.
 - b. For other roof forms, solar panels are permitted on the rear and side roof but must be set back six (6) feet behind ridge line unless otherwise approved by the Architectural Board of Review.
 - c. Solar panels on the front or corner side roof are permitted with approval from the Architectural Board of Review.
 2. When mounted on a façade:
 - a. Solar panels are permitted on side and rear building facades.
 - b. Solar panels on the front or corner side building facades are permitted with approval of the Architectural Board of Review.
- B. The solar panel system is limited to the maximum building height of the zoning district for the building type (principal or accessory structure) or a maximum height of five (5) feet, whichever is less. Height is measured from the roof surface, on which the system is mounted, to the highest edge of the system.
- C. Solar energy systems may project off a building facade as follows.
 1. May project up to four (4) feet from a facade.
 2. May project into a side or rear setback, but shall be no closer than five (5) feet to the side or rear property line.
- D. In the case of a flat roof, solar panels must be set back six (6) feet from any building wall.

(3) **Ground Mounted Systems.**

- A. A ground mounted system is permitted only in the rear yard and must be set back a minimum of five (5) feet from any lot line.
- B. A ground mounted system shall not exceed the maximum building height for accessory buildings.
- C. Single-family residential lots shall be permitted the larger of either one-hundred square feet of panels or one (1) square foot of solar panels for every one hundred (100) square feet of lot.

(4) **Solar Access Protection.**

- A. For the purpose of ensuring adequate access of solar energy collection devices to sunlight, any person may grant a solar access easement in accordance with Ohio

Revised Code §5301.63 (Solar access easement requirements). Such easements must be in writing and subject to the same conveyance and recording requirements as other easements. Any instrument that grants a solar access easement must include all requirements required by Ohio law.

1165.02(i): Shared Renewable Energy Systems. Abutting properties may share a solar, wind or geothermal energy system, including permission to install equipment along all properties, as a conditionally permitted use. Such systems are subject to the standards for each of the individual systems. This shared renewable energy system is only allowed if agreed to by the owners of each lot; the agreement is recorded as a shared renewable energy easement on each plat of survey, including provisions for all property owners to access all equipment to maintain the system; and a conditional use permit is obtained. The easement must be submitted to the City and filed with the County.