

# RESIDENTIAL SOLAR PANEL REQUIREMENTS

(Portions of § 1186)



**All proposed solar panel installations must first be reviewed and approved by the Brecksville Planning Commission.**

## § 1186.03 LOCATION AND USE REGULATIONS.

(c) A solar energy system is permitted within the city subject to the following:

(1) Solar panels shall be permitted as a rooftop installation in any residential zoning district.

The roof mounted solar energy equipment shall not exceed the maximum building height for the residential zoning district where it is located, and shall be installed in compliance with the applicable Building Code and manufacture installation specifications. **Solar panels installed in a roof-top configuration are limited to the portion of the roof which faces the rear yard or in an alternate location which has been approved in accordance with the provisions of 1186.06.** In addition, the roof mounted solar energy equipment must be installed within the actual boundaries or edges of the roof area, cannot overhang any portion of the edge of the roof, shall follow the existing roof pitch and shall not extend more than 12" above the surface of the roof.

(2) Ground mounted solar energy equipment shall not be permitted.

(3) Rooftop installations must not interfere with any roof penetrations (e.g., plumbing, vents, chimneys) or operation of plumbing fixtures protruding from the rooftop level as required by the applicable Building Codes.

(4) All electrical interconnection or distribution lines shall be underground and comply with all applicable Building Codes and public utility requirements.

(5) No solar energy system shall be installed until written evidence has been provided to the Building Commissioner that the applicable utility company has been notified of the property owner's intent to install an interconnected, customer owned, generator and has approved this installation. Off-grid systems shall be exempt from this requirement.

(6) Labeling requirements. A minimum of one (1) sign shall be posted near ground level on the interconnection cabinet warning of high voltage. In addition, the following information shall be posted on a label or labels on the interconnection cabinet of the solar energy system:

- A. The maximum power output of the system.
- B. Nominal voltage and maximum current.
- C. Manufacturer's name, address and telephone number, serial number and model number.
- D. Emergency and normal shutdown procedures.
- E. Should the solar energy system interconnection cabinet be located on the inside

of a structure, a sign notifying the existence of a solar energy system shall be placed on the outside of the building, near the electrical and/or gas meter in order to notify emergency personnel of the solar energy system.

(7) One (1) solar energy system per lot.



# RESIDENTIAL SOLAR PANEL REQUIREMENTS

(Page 2)



## § 1186.04 GENERAL REQUIREMENTS.

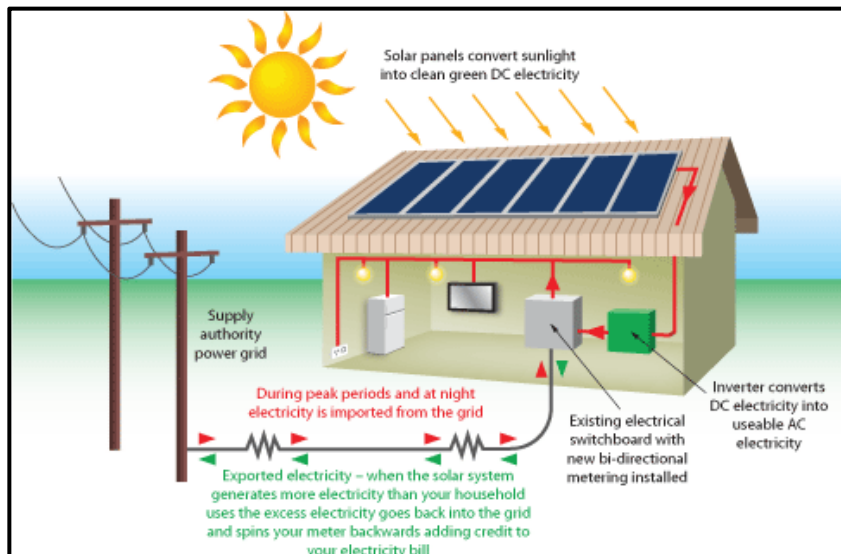
(c) Any person desiring to install a solar energy system shall apply for a permit from the Building Department and the application shall include the following:

- (1) The name, address, and telephone number of the applicant;
- (2) Property lines and physical dimensions of the lot upon which the system is to be placed;
- (3) Location, dimension (including height) and types of existing major structures on the lot;
- (4) Location, dimension, and type of the proposed solar energy system;
- (5) The right-of-way of any public road that is contiguous with the lot;
- (6) The location of any overhead utility lines which traverse the lot;
- (7) Manufacturer solar energy system specification/cut sheets certified by a licensed Ohio engineer, including the name of the manufacturer and model of the solar energy system;
- (8) A line drawing showing the electrical components of the solar energy system in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code;
- (9) Notification of utility company for interconnection purposes;
- (10) A scaled 3D rendering from all directions as seen from the public right of way and adjacent properties and structures.
- (11) Other relevant studies, reports, certifications and approval as may be reasonably requested by the Building Commissioner to ensure compliance with this chapter and any other applicable law, rule or regulation; and
- (12) The fees as established pursuant to § 1186.06 & 1186.07.

## § 1186.07 FEES.

(a) The applicant shall submit the following fees with each application for either a small wind energy system or a solar energy system:

- (1) Application for Planning Commission \$50.00
  - (2) Review deposit \$500.00
  - (3) Building permit \$100.00
- 1186.06(b) Deviation fee of \$50.00



# RESIDENTIAL SOLAR PANEL REQUIREMENTS

(Page 3)



## § 1186.06 DEVIATIONS FROM SPECIFIC REQUIREMENTS.

(a) The Planning Commission may recommend for approval to City Council deviations from the specific requirements contained in this chapter. The specific reasons and rationale for the deviations from Code requirements shall be documented in the Commission's minutes and report to Council.

(b) Any applicant for a permit for either a small wind energy system or a solar energy system who desires to deviate from any of the regulations contained in this chapter shall make application to the Planning Commission for such deviation. The application shall be on forms as provided by the Building Commissioner. The applicant shall pay a fee in the amount of \$50 to defray administrative and publication costs associated with the request for a deviation. This fee shall be in addition to any other permit fee required in the Codified Ordinances of the city, including but limited to § 1186.07. The application for a deviation shall be administered as follows:

(1) A public hearing shall be held on any application for a deviation pending before the Planning Commission involving a deviation from the provisions contained in this chapter. Public hearings shall be held after at least ten (10) days prior notice thereof has been published once in any publication having general circulation within the city.

(2) Deviations from the regulations contained in this chapter may be recommended for approval by the Planning Commission, if the Commission finds that:

A. Strict application or enforcement of the regulations contained in this chapter imposes an unnecessary hardship upon the applicant because of conditions unique or peculiar to the premises upon which the small wind energy system or solar energy system is to be located or is currently located, which conditions are not common to other properties and were not voluntarily created by the property owner, any occupant thereof or any predecessor in interest.

B. Denial of the requested deviation will unnecessarily deprive the owner or occupant of a substantial property right without thereby promoting the public health, safety or welfare.

C. The deviation requested would be in general harmony with the purpose and intent of the regulations contained in this chapter.

(3) All deviations granted by the Planning Commission shall be subject to review and approval by a majority vote of all members of Council before becoming effective. All decisions of City Council concerning a request for a deviation shall be final.

(4) Unless the small wind energy system or solar energy system for which a deviation has been approved is constructed or is under substantial construction within six (6) months from the date a permit has been issued, the deviation or deviations shall automatically expire and become null and void upon the expiration of the six (6)-month period.

