

## Proposed Amended Ordinance 14 – 22

By: Matt Klingler

**An ordinance to Amend Section 1266.14 Solar Panels, in order to provide for consistent regulation and a streamlined approval process for solar panel projects.**

**Whereas,** City staff has been reviewing the City’s solar panel code in light of recommendations provided through the City’s climate action planning process; and

**Whereas,** This proposed ordinance provides for more streamlined approval of solar panel installations, while simultaneously preserving aesthetic controls;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY:**

### **Section 1.**

That Section 1266.14 shall be amended as follows:

#### **1266.14 SOLAR PANELS.**

A solar photovoltaic panel, or solar hot air or water panel collector device, which relies upon solar radiation as an energy source for the generation of electricity or transfer of stored heat, shall comply with the following criteria:

##### **(a) Roof Mounted Solar Panels**

Roof and flush-mounted solar panels shall be allowed, subject to staff review. Review will consider the following:

1. Rear and side locations are preferred. Installations on the front roof facade shall be approved in instances where the front façade component is demonstrably necessary to provide adequate output to power the subject property.
2. The color of the solar panels and solar panel trim shall be complementary to roof color. For the purpose of this provision, “complimentary” does not mean that staff shall require panel or panel trim specifications that are not commonly available in the marketplace.
3. The configuration and profile of the assembly shall be complementary to the roof line and roof façade. Installations should minimize the number of corners and should avoid complex and/or nonsymmetrical configurations.
4. Wiring and supporting infrastructure should be designed in such a way as to minimize visibility from the right-of-way.
5. Solar panels shall not project vertically above the peak of the roof to which it is attached, or project vertically more than four (4) feet above a flat roof installation.

6. In the event that Solar Panel Design Guidelines are adopted by the Architectural Review Board with approval by City Council, the application must substantially conform to said Solar Panel Design Guidelines.

(b) Ground Mounted Solar Panels

1. Ground mounted solar panels exceeding two (2) square feet in area shall be located in a side or rear yard only, with the same setback requirement as accessory structures.
2. Ground mounted solar panels shall not exceed six (6) feet in height.
3. Staff may require screening from adjacent properties by fencing or structures (detached garages, neighboring accessory structures, etc) or a combination of evergreen and deciduous plantings.
4. Ground mounted solar panels installations may not exceed capacity limits for residential service established by the Public Utilities Commission of Ohio.

(c) Provision for Additional Review. In the instance of an application which does not substantially conform to adopted Solar Panel Design Guidelines or to the provisions of this Section due to a novel application or novel materials or technologies, or where staff deems it necessary to refer the application for further feedback and review for any other cause, staff may refer the application to review by the Architectural Review Board.

(d) Exemptions.

The following installation types are not subject to the regulations set forth above:

1. Solar panels less than two (2) square feet in area
2. Solar panels installed within the right-of-way by the City

**Section 2.**

That this Ordinance shall go into full force and effect at the earliest period allowed by law.

Passed \_\_\_\_\_, 2022

Attest: \_\_\_\_\_, 2022  
Matt McPeek, Clerk of Council

\_\_\_\_\_  
Troy Markham, President of Council

Approved: \_\_\_\_\_, 2022  
\_\_\_\_\_

Benjamin Kessler, Mayor

First Reading: April 12, 2022

Second Reading:

Third Reading: