

Amended Ordinance No. 16 - 17

By: Steve Keyes

**An ordinance to amend 1266.14 of the Bexley Codified Ordinances,
regulating the installation of solar panels.**

Whereas, The City of Bexley seeks to expand the utilization of renewable energy within the City; and

Whereas, solar panel installations are increasingly becoming cost-competitive with traditional, carbon-based energy sources; and

Whereas, zoning codes need to keep pace with the changing capabilities of renewable installations, especially in light of the urgent threat to the natural environment presented by climate change;

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

Section 1

That 1266.14 be amended to read 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 restrictions:

- (a) Location.
 - (1) Ground mounted solar panels exceeding two (2) square feet in area shall be located in a side or rear yard only, shall maintain a setback of ten (10) feet from property lines. Ground mounted solar panels shall be incorporated into lot coverage calculations.
 - (2) Roof and flush-mounted solar panels shall be allowed, subject to architectural review. Architectural review will consider the following:**
 - (A) Rear and side locations are preferred. Any installations on the front roof façade shall be justified by providing an analysis of why the front façade is necessary in order to generate viable output.**
 - (B) The color of the solar panels shall be complementary to roof color as determined by the Architectural Review Board.**
 - (C) The configuration and profile of the assembly shall be complementary to the roof line as determined by the Architectural Review Board. Installations should minimize the number of corners, and should avoid complex and/or non-symmetrical configurations.**
 - (D) Wiring and supporting infrastructure should be designed in such a way as to minimize visibility from the right-of-way.**
 - (E) Installations should be sensitive to the property, surrounding properties, and neighborhood context.**
- (b) Height.
 - (1) Ground mounted solar panels shall not exceed six (6) feet in height.


(2) Roof and flush-mounted 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.

- (c) Aesthetic Consideration. Ground mounted solar panels shall be fully screened **at grade** from adjacent properties by fencing or structures (detached garages, neighboring accessory structures, etc) or a combination of evergreen and deciduous plantings. **Flat roof solar installations shall be appropriately screened, as determined by the Architectural Review Board and applicable design guidelines.**
- (d) Glare. No glare, lights, or reflection shall be permitted which are a nuisance to other property owners or tenants or which could impair the vision of a driver or any motor vehicle or which are detrimental to public health, safety, and welfare.
- (e) Exemptions. Solar panels less than two (2) square feet in area and those installed within the right-of-way by the City are not subject to the regulations set forth above.

Section 2

That this Ordinance shall go into effect and be in full force from and after the earliest period allowed by law.

Passed: Oct 17, 2017




Tim Madison, President of Council

Attest: 

William Harvey, Clerk of Council

Approved: October 17, 2017



Benjamin J. Kessler, Mayor

First Reading:
Second Reading:
Third Reading: