



## MEMORANDUM

**TO:** Interested Parties of the Public  
**FROM:** Chris Sandine, Associate Planner  
**DATE:** April 1, 2019  
**RE:** Solar Panels, By-Right Installation

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The Planning Division of the Community Development Department has reviewed the Zoning Code regarding solar panel installation in residential and non-residential areas. Please find the following information as a reference to by-right solar panel installation.

### **RESIDENTIAL & NON-RESIDENTIAL:**

The Zoning Code defines an accessory structure as:

“A structure which is detached from a Principal Structure or Principal Building and is located on the same Zoning Lot and customarily incidental to and subordinate to the Principal Structure or Principal Building, except as otherwise expressly authorized by provisions of this Code”.

For solar panels to be permitted by-right, they shall comply with the use, bulk, space, setback, and yard regulations made applicable to them by the regulations of the district in which they are located (ZC 9-3.1).

### **NON-RESIDENTIAL:**

In addition, solar panels in a non-residential district are subject the screening requirements set forth in Section 13-8 of the Zoning Code. All roof top mechanical equipment shall be screened to the full height of such equipment by a parapet wall or other screening structure constructed of the same or compatible materials as the principal building façade (ZC 13-8.1). All ground mounted mechanical equipment shall be screened by an opaque fence, wall, or densely planted landscaping material of a height sufficient to completely screen such equipment from view from all adjoining properties and all streets (ZC 13-8.2).

For more information feel free to contact Chris Sandine, Associate Planner at 847-918-2028.