

**CITY OF JORDAN
COUNTY OF SCOTT
STATE OF MINNESOTA**

NOTICE OF PROPOSED ORDINANCE AMENDMENT REQUEST FROM THE CITY OF JORDAN:

(ORDINANCE 2017-04)

NOTICE IS HEREBY GIVEN that the City Council of the City of Jordan, Scott County, Minnesota, will vote on the proposed ordinance amendment request for the City of Jordan's Solar Energy System Ordinance. The vote will occur at the December 18, 2017 meeting at 6:30 p.m. or shortly thereafter, at the Jordan City Council Chambers, located at 116 East First Street in the City of Jordan, Minnesota.

Amendment Request: (Solar Energy System Ordinance)

Copies of the full proposed amendment request is attached and is also available for review during regular office hours at the City of Jordan City offices, 210 East First Street, Jordan, MN 55352. Phone 952-492-2535.

Date: December 8, 2017

§ 154.394 SOLAR ENERGY SYSTEMS.

(A) *Zoning district allowance.* Solar energy systems in accordance with the standards in this chapter are allowed as a permitted accessory use in all zoning districts.

(B) *Standards.*

(1) *Exemption.* Passive or building integrated solar energy systems are exempt from the requirements of this chapter and shall be regulated as any other building element.

(2) *Height.* Residential rRoof mounted solar energy systems -are permitted to exceed shall comply with the maximum height requirements in the applicable zoning district of up to 18 inches above the rooftop to which it is attached. Residential roof mounted solar energy systems must be installed parallel to the rooftop to which it is attached.

Commercial roof mounted solar energy systems are permitted to project a maximum of 4 feet from the roof to which it is attached to. The pitch shall not exceed 40% at maximum tilt.

Ground mounted solar energy systems must be engineered to include 3 feet of clearance from grade to bottom of the solar energy system. Residential

Commercial Gground mounted solar energy systems shall not exceed 15 feet in height at maximum tilt.

(3) *Location.* In ~~urban reserve and~~ residential zoning districts, ground mounted solar energy systems shall be limited to the rear or side yard. In commercial, industrial and institutional districts, ground mounted solar energy systems may be permitted in front yards, side yards adjacent to public rights-of- way and rear yards.

(4) *Setbacks.* Ground mounted solar energy systems shall comply with all accessory structure setbacks in the applicable zoning district. Roof mounted systems shall comply with all building setbacks in the applicable zoning district and shall not extend beyond the exterior perimeter of the building on which the system is mounted.

(5) *Roof mounting.* Roof mounted solar collectors may be flush mounted or bracket mounted. Bracket mounted collectors shall be permitted only when a determination is made by the City Building Official that the underlying roof structure will support apparatus, wind, and snow loads and all applicable building standards are satisfied.

(6) *Easements.* Solar energy systems shall not encroach on public drainage, utility roadway or trail easements.

(7) *Screening.* Solar energy systems shall be screened from view and the public right-of-way to the extent possible without impacting their function. Solar energy systems are exempt from Section 154.106. (P) screening requirements for rooftop mechanical equipment.

(8) *Maximum area.* Residential ground mounted solar energy systems shall be limited to 1% of the lot area in residential districts. Residential ground mounted solar energy systems may exceed 1% of the lot area with an approved variance (Section 154.048 of the Zoning Ordinance).

Commercial Ground mounted solar energy systems shall be limited in size to the maximum area requirement allowed for accessory structures or no more than 25% of the rear-yard in which the solar arrays are placed, whichever is less.

The footprint of a ground-mounted solar energy system is measured (WAITING ON RESPONSE FROM SOLSMART)

(9) *Aesthetics.* All solar energy systems shall minimize glare toward vehicular traffic and adjacent properties.

(10) *Feeder lines.* The electrical collection system shall be placed underground within the interior of each parcel. The collection system may be placed overhead near substations or points of interconnection to the electric grid.

(C) *Safety.*

(1) *Standards.* Solar energy systems shall meet the minimum standards outlined by the International Electrotechnical Commission (IEC), the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE), ASTM International, British Standards Institution (BSI), International Organization for Standardization (ISO), Underwriter's Laboratory (UL), the Solar Rating and Certification Corporation (SRCC) or other standards as determined by the City Building Official.

(2) *Certification.* Solar energy systems shall be certified by Underwriters Laboratories, Inc., and the National Renewable Energy Laboratory, the Solar Rating and Certification Corporation or other body as determined by the community development director. The city reserves the right to deny a building permit for proposed solar energy systems deemed to have inadequate certification.

(3) *Utility connection.* All grid connected systems shall have an agreement with the local utility prior to the issuance of a building permit. A visible external disconnect shall be provided if required by the utility.

(D) *Abandonment.* If a solar energy system remains nonfunctional or inoperative for a continuous period of 1 year, the system shall be deemed to be abandoned and shall constitute a public nuisance. The owner shall remove the abandoned system at their expense after a demolition permit has been obtained. Removal includes the entire structure including transmission equipment.

(E) *Permit.* A building permit shall be obtained for any solar energy system prior to installation.

(Ord. 2013-05, passed 5-20-2013)