

ORDINANCE NO. 20-09

AN ORDINANCE MAKING AMENDMENTS REGARDING SOLAR ENERGY SYSTEMS TO CHAPTER 4 OF TITLE 10 OF THE MORTON MUNICIPAL CODE

WHEREAS, the Morton Municipal Code was adopted on March 2, 1970, and duly published in book form; and

WHEREAS, the President and Board of Trustees desire to amend Chapter 4 of Title 10 of the Village Code of the Village of Morton to revise regulations regarding solar energy systems.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, that Section 10-4-18 Paragraphs (C) and (D) are hereby amended in the following manner, with deletions shown in strikethrough font and additions shown in underlined font:

10-4-18 **Solar Energy Systems:**

...

(C) Permitted Ground Mount and Roof Mount SES: Ground Mount SES shall be permitted as an accessory use in all zoning districts where there is a principal structure. Roof Mount SES shall be ~~a special use~~ permitted in all zoning districts and shall only be located on a principal structure only. A building permit shall be required to construct a ground mount or roof mount SES. ~~An application shall be submitted to the Village Plan Commission in compliance with Title 10 Chapter 10 of the Morton Municipal Code and in addition to all requirements of Title 10 Chapter 10~~ The following additional information shall be provided with the building permit application to demonstrate compliance with the following restrictions:

1. Height:

- (a) Building or roof mounted solar energy systems shall not exceed the maximum allowed height for principal structures in any zoning district.
- (b) Ground or pole-mounted solar energy systems shall not exceed the maximum permitted ~~height~~ height for an accessory structure when oriented at maximum tilt.
- (c) Ground mounted solar energy systems may not be placed in the front yard.

2. Setbacks:

- (a) Ground mounted solar energy systems shall meet the applicable setbacks for the zoning district in which the unit is located.
- (b) Ground mounted solar energy systems shall not extend beyond the side yard or rear yard setback when oriented at minimum design tilt.
- (c) In addition to building setbacks the collector surface and mounting devices for roof mounted systems shall not extend beyond the exterior perimeter of the building on which the systems is mounted or built, unless the collector or mounting system has been engineered to safely extend beyond the edge, and setback requirements are not violated. Exterior piping for solar thermal systems shall be allowed to extend beyond the perimeter of the building on a side yard exposure.

3. Reflection Angles: Reflection angles for solar collectors shall be oriented such that they do not project glare onto adjacent properties.

4. Visibility: Solar energy systems shall be located in a manner to reasonably minimize view blockage for surrounding properties and shading of property to the North while still providing adequate solar access for collectors.

5. Safety:

- (a) Roof or building mounted solar energy systems, excluding building integrated systems, shall allow for adequate roof access for firefighting purposes to the south facing or flat roof upon which the panels are mounted.
- (b) Roof or building mounted solar energy systems shall meet the requirements of the Morton Municipal Code regarding building regulations.
- (c) All solar energy system installations shall be performed by a qualified solar installer.
- (d) Any connection to the public utility grid shall be inspected by the appropriate public utility.
- (e) All solar energy systems shall be maintained and kept in good working order. If it is determined that a solar energy system is not being maintained, kept in good working order, or is no longer being utilized to perform its intended use for 6 consecutive months, the property owner shall be given 30-day notice for removal or repair of the unit and all equipment. If the solar energy system is not removed or repaired within thirty (30) days, then a notice of violation and a notice to appear before the Zoning Board of Appeals as an ordinance violation.

6. Approved Solar Components: Electric Solar energy system components shall have a UL listing or approved equivalent and solar hot water systems shall have an SRCC rating.

7. Restrictions on Solar Energy Systems Limited: Consistent with 765 ILCS 165/1 et seq. no homeowner's agreement, covenant, common interest community or other contracts between multiple property owners within a subdivision of incorporated Village of Morton shall prohibit or restrict homeowners from installing solar energy systems.

(D) Building Integrated Systems. Building Integrated Photovoltaic Systems shall be permitted ~~as a special use~~ in all Zoning Districts.

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BE IT FURTHER ORDAINED that this ordinance shall be in full force and effect upon its passage, approval, and publication as may be required by law.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton this 1st day of July, 2019; and upon roll call the vote was as follows:

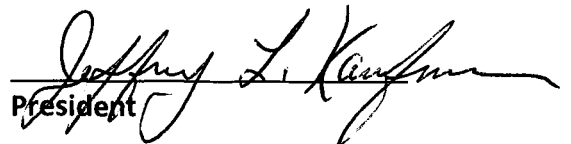
AYES: Blunier, Leitch, Leman, Menold, Newman, Parrott

NAYS:

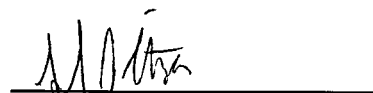
ABSENT:

ABSTAINING:

APPROVED this 1st day of July, 2019.


President

ATTEST:


Village Clerk

