

ZONING

224 Attachment 3

Village of Irvington

SOLAR ENERGY EQUIPMENT GUIDELINES

[Added 2-6-2017 by L.L. No. 1-2017]

Statement of Purpose: Because it is in the public interest to provide for and encourage renewable energy systems and a sustainable quality of life, the purpose of these guidelines is to facilitate the development and operation of renewable energy systems based on sunlight. These guidelines are intended to balance the desirability and demand for alternative energy systems with maintaining the aesthetics of the Village, to minimize the potential for any negative impact by these systems, and to protect the health, safety and welfare of the residents of the Village. The Board of Architectural Review, pursuant to Village Code § 9-12, is to follow these guidelines in reviewing building permits for solar energy equipment.

Definitions: As used in these guidelines, the following terms shall have the meanings indicated:

FREESTANDING OR GROUND-MOUNTED — Directly installed in or on the ground and not attached or affixed to an existing structure.

SOLAR ENERGY EQUIPMENT - Any cell, panel, or other device that converts, absorbs, or transforms solar energy, including equipment for photovoltaic and solar thermal systems, as well as any supply lines, return lines, control valves, wiring, meters, switches, modules, batteries, inverters or other devices and their cabinets associated with the installation or function of a solar energy system.

SOLAR ENERGY SYSTEM - A photovoltaic system, a solar thermal system or any other system by which solar energy is used to generate electricity or heat.

Guidelines

1. All measures should be taken to avoid or mitigate any glare onto neighboring residential property or public rights-of-way.
2. To the greatest extent practicable, equipment shall be installed in a manner that minimizes its visibility from surrounding properties and public rights-of-way while maintaining viability and functional integrity.
3. To the greatest extent practicable, solar energy equipment shall use materials, colors and textures designed to blend with the structure to which it is affixed.
4. Solar energy equipment may be mounted on any section of the roof of a building provided it meets these guidelines and complies with the following requirements:
 - (a) On a pitched roof facing a street or public way, the equipment must be mounted flush, with the plane of the system parallel with the roof surface, and shall be

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mounted as close to the roof surface as possible, but in no event may it be mounted more than 6 inches above the roof surface.

- (b) On a pitched roof the highest point of the equipment at full extension shall not extend beyond the highest point of the roof to which it is attached and must be set back in accordance with the current Uniform Fire and Building Code.
 - (c) On a flat roof, the equipment shall not extend above any cornice or parapet. Where there is no cornice or parapet, the equipment shall be set back from the roof edges four feet for each foot of solar energy system height.
 - (d) Solar collector units shall be consolidated to one area on the roof to the greatest extent possible, and shall not be scattered in multiple groups on the roof.
 - (e) The equipment shall be installed so as to appear regular in shape and arranged in a pattern that conforms with the general shape and configuration of the roof upon which it is mounted. When the arrangement of equipment is broken up by a building feature, the equipment shall be arranged symmetrically.
 - (f) The equipment and its installation shall not damage or obscure character-defining features, such as dormers, cornices, chimneys or roofline.
5. To the maximum extent possible, all solar energy equipment other than the collectors shall be located within the house or on the side or rear of the building.
6. Freestanding and ground-mounted solar energy equipment shall comply with the following requirements:
- (a) It shall be located in a side or rear yard only and shall comply with all setback requirements for a principal building.
 - (b) At full extension, it shall not exceed 6 1/2 feet in height above the ground, as measured to the highest point on the equipment. If the ground level is raised or built up for the installation, this height will be measured from the preexisting ground level.
 - (c) It shall be fully screened from adjacent properties by fencing, a combination of evergreen and deciduous plantings which shall not be less than 6 1/2 feet in height when installed, or, when possible and practicable, through the use of architectural features or screening that will harmonize with the character of the property and surrounding area.
 - (d) All exterior electrical lines must be buried below the surface of the ground where possible or be placed in a conduit.