

AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL ENACTING SECTION 17.07.020 OF THE SOUTH SALT LAKE MUNICIPAL CODE FOR THE PURPOSE OF REGULATING SOLAR ENERGY SYSTEMS

WHEREAS: the City Council is authorized by law to enact ordinances for the protection of the health, safety and welfare; and

WHEREAS: the City is authorized by law to enact ordinances establishing regulations for land use; and

WHEREAS: the City Council finds that certain changes and additions are desirous in order to foster orderly and compatible development and use of land; and

WHEREAS: the City Council finds that these changes are compatible with the City's General Plan; and

WHEREAS: the City Council has received a positive recommendation from the South Salt Lake Planning Commission;

BE IT ORDAINED, Therefore, by the City Council of the City of South Salt Lake that Section 17.07.020 of the South Salt Lake Municipal Code is enacted as follows:

SECTION 17.17.020 IS HEREBY ENACTED AS FOLLOWS:

Title 17 – Special Uses and Requirements

17.17.020 – Solar Energy Systems

A. Purpose

1. To preserve the health, safety and welfare of the Community's citizens by promoting the safe, effective and efficient use of active solar energy systems installed to reduce the on-site consumption of fossil fuels or utility-supplied electric energy.
2. To encourage the use of local renewable energy resources, including appropriate applications for solar energy systems.
3. To promote sustainable building design and management practices in residential, commercial, and industrial buildings to serve the needs of current and future residents.
4. To encourage the use of solar energy as an abundant, renewable energy resource and that its conversion to electricity or heat will reduce dependence on nonrenewable energy resources.

B. Applicability

1. This ordinance applies to the construction of any new solar energy system within the City.
2. Solar energy systems are allowed in the land use districts as per Title 17.15.
3. Solar energy systems that do not comply with the standards of this chapter may still be allowed by a conditional use permit to mitigate the proposed impact and to create compatible design. Review and approval standards are subject to the requirements as found in Title 17.09.
4. Solar energy systems installed in a Historic and Landmark District shall be reviewed by the Planning Commission following the standards as found in Section 17.13.180.

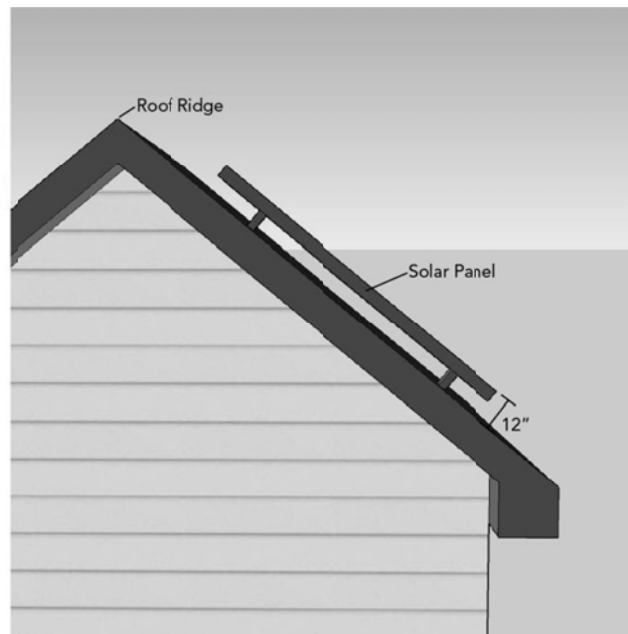
C. Setback and Location Requirements

1. Building mounted systems are permitted to face any rear, side and front yard areas.
2. Building mounted systems may only be mounted on lawfully permitted principal or accessory structures.
3. Free standing solar energy systems are subject to the accessory use or structure requirements as found in the Design Review Standards of Title 17. No part of the free standing system shall extend into the required setbacks.

D. Height Restrictions

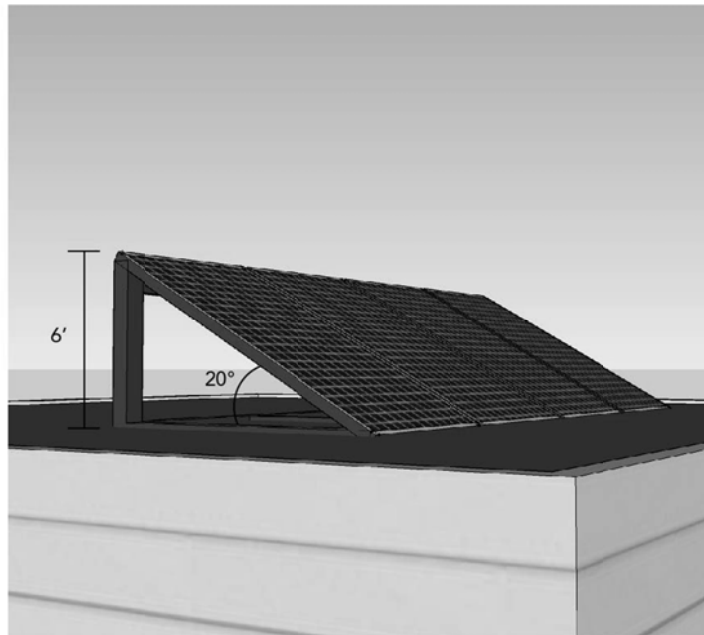
1. Pitched Roof

- a. For a building mounted system installed on a pitched roof that faces the front yard of a property, the system shall have a maximum distance, measured perpendicular to the roof, of twelve (12) inches between the roof and highest edge or surface of the system.
- b. For a building-mounted system installed on a pitched roof, the highest point of the system shall not extend past the roof ridge or bottom or side edges.



2. Flat Roof:

- a. Commercial and Industrial Districts: For a building mounted system installed on a flat roof, the highest point of the system shall be permitted to extend up to six (6) feet above the roof to which it is attached at a twenty (20) degree angle maximum and shall meet all design review, screening and visibility requirements found elsewhere in this chapter.
- b. Multifamily Residential Districts: For a building-mounted system installed on a flat roof, the highest point of the system shall be permitted to extend up to six (6) feet above the roof to which it is attached at a twenty (20) degree angle maximum and shall meet all design review, screening and visibility requirements found elsewhere in this chapter.



- c. Single Family Residential Zones: For a building-mounted system installed on a flat roof, the highest point of the system shall be permitted to extend up to three (3) feet above the roof to which it is attached at a twenty (20) degree angle maximum and shall meet all design review, screening and visibility requirements found elsewhere in this chapter.

E. Design Standards

1. Solar energy systems shall be designed to blend into the architecture of the building and surrounding neighborhood where feasible or screened from view from public right-of-ways. Screening from the view of an alley is not required. Screening may be accomplished through the following methods:
 - a. Parapet wall;
 - b. Setback from the roof edge;
 - c. Architectural elements attached to the building;
 - d. The Land Use Authority may consider other architectural methods as proposed by the applicant that will meet the same intent of this section and of similar material quality and craftsmanship.
2. For a building mounted system installed on a pitched roof that faces the front yard or public right-of-way of a property, the system must be installed at the same angles and contour as the roof on which it is installed.



3. For Solar energy systems using roof mounting devices that do not face the front yard or a public right of way, every effort shall be made to comply with the height and design standards of this ordinance. The Land Use Authority may allow modifications in height and panel angle to accommodate appropriate use of the Solar Energy System without going through the conditional use permit process when the panels do not face the front yard or a public right-of-way.
4. Building integrated solar energy systems shall be allowed, provided the building component in which the system is integrated meets all required setback and design standards for the district in which the building is located.
5. Panels shall be constructed of non-glare glass with an aluminum frame or of materials better or equal to such.
6. Reasonable efforts, as determined by the Land Use Authority, shall be made to minimize visual impacts by preserving natural vegetation, screening adjoining properties, or other appropriate measures.

F. Permits Required

1. It is unlawful for any person whether acting as owner, occupant or contractor, or otherwise to install, construct, reconstruct, enlarge, locate or alter any solar energy system within the City contrary to any provisions of this chapter or without first

obtaining a building permit from the department. No system shall be installed, constructed, reconstructed, located or altered until the plans for such system have been approved and a permit issued by the department.

2. Solar Energy Systems shall comply with all applicable building and electrical codes adopted by the City.
 3. The Fire department shall approval of all Solar Energy Systems plans for emergency access and fire code compliance
 4. Building mounted Solar Energy Systems located on the roof or attached to a structure, shall provide a structural report by a licensed engineer as part of the building permit application.
- G. Solar Access Easement. A property owner who has installed or intends to install a solar energy system may negotiate with other property owners in the vicinity for any desired solar easement to protect solar access for the system and may record the easement with the Salt Lake County Recorder's Office.

DATED this _____ day of _____, 2015.

BY THE CITY COUNCIL:

Irvin H. Jones Jr., Council Chair

ATTEST:

Craig D. Burton, City Recorder

City Council Vote as Recorded:

Beverly	_____
Gold	_____
Jones	_____
Rapp	_____
Rutter	_____
Snow	_____
Turner	_____

Transmitted to the Mayor's office on this _____ day of _____ 2015.

Craig D. Burton, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2015.

Cherie Wood, Mayor

ATTEST:

Craig D. Burton, City Recorder