

ARTICLE XXI

SOLAR

A. PURPOSE

It is the purpose of this article to:

1. Promote the safe, efficient use of installed solar cell systems that reduce on-site Consumption of utility-supplied energy while protecting the public health, safety and welfare in adjacent and surrounding land uses;
2. Provide owners and businesses with flexibility in satisfying their on-site energy needs.
3. Reduce overall energy demands within the township and to promote energy efficiency.
4. Encourage and permit large scale commercial energy generation from solar sources.

B. Definitions:

1. Solar Cell System (SCS). A accessory use or accessory structure on a lot where a dwelling, business, or other main use is located for the purpose of generating electricity for that main use.
2. Commercial Solar Farm (CSF). A commercial facility that converts sunlight into electricity for the principal purpose or retail or wholesale sales of generated electricity.
3. Ground-mounted System (GMS). A solar cell system mounted on a structure or pole(s) constructed specifically to support the system and not attached to any other structure.
4. Building Mounted System (BMS). A solar system attached to any part of a building or structure.

C. Applicability

1. All Solar Cell Systems (SCS) require Conditional Use Permit.
2. Solar Cell Systems (SCS) conforming to the standards of this Chapter are permitted by right as accessory uses with principal uses in all zoning districts.
3. Solar Cell Systems (SCS) shall only be constructed, erected, maintained, extended, or removed in conformance with the provisions of this Zoning Ordinance.
4. No person, firm, partnership, corporation, trust or other legal entity shall construct a (SCS) without a permit, nor shall construction commence before a permit is issued in accordance this section. A Conditional Use Permit, with inspection and yearly renewal is required.

5. The owner, or occupant with written permission from the owner, of any lot, premises or parcel of land within Carlisle Township, who desires to construct an (SCS) on said lot, premises or land parcel, must first obtain a permit to do so from the Township Zoning Inspector. The applicant must submit a written application upon showing the location and dimensions of the proposed (SCS) and the location and dimensions of all buildings or structures.
6. The applicant shall present documentation of the possession of and license or permit required by any federal, state, or local agency pertaining to the ownership, construction, or operation of an (SCS). The applicant shall submit a permit fee with each application.
7. Penalty: Whosoever violates any of the provisions of this section, may be remedied by Article XVIII – Sections 1801-1802-1803.
8. Appeals: Appeals from decisions of the Zoning Inspector shall be made to the Board of Zoning Appeals as provided in this resolution.

D. Location

1. Ground Mounted Systems (GMS) shall not be located in any front yard but shall be located to the side or rear of the residence or main structure.
 - a.) No (GMS) , including its concrete base slab or other structure, shall be located as to not meet the front, rear, and side setbacks of the district in question.
 - b.) A (SCS) on a flat roof shall not exceed a height of more than 5 feet above the roof upon which it is mounted or extend higher than the peak of a sloped roof.
 - c.) A (SCS) dish shall not exceed 3 feet in diameter.

E. Section Requirement for (SCS) – All (SCS) shall meet the following requirements.

- 1.) A (SCS) shall be used for the generation of power to reduce on-site consumption of utility power and/or provide power to a structure that is not connected to a utility service. This provision shall not be interpreted to prohibit the sale of excess power generated from time to time to the local utility company and/or the regional transmission organization.
 - a. A roof /structure mounted (SCS)
 - i. Shall be a Conditional Use in a conservation district and subject to all requirements of this Article as well as Article IV,
 - ii. May be mounted to a principal or accessory structure.

- iii. Combined height of the (SCS) and structure to which it is mounted may not exceed the maximum building height allowed in that zoning district.

F. Commercial Solar Farms (CSF)

- 1.) Commercial Solar Farm (CSF) may be used for the generation of power to reduce consumption of utility power by the applicant and/or provide power to a structure that is not connected to utility service.
- 2.) (CSF) connected to the utility grid shall provide written authorization from the local utility company acknowledging and approving such connection.
- 3.) (CSF) shall be permitted in conservation or residential districts and will be a conditional use in all other districts and subject to all requirements of this Article as well as Article IV of Conditional Use Permit requirements.
- 4.) No person shall cause, allow, or maintain the use of a (CFS) without first having obtained a zoning permit from the zoning inspector. All (CSF) facilities shall meet the following requirements:
 - a. For purposes of determining lot coverage, the total surface area of all ground mounted and freestanding solar collectors including cells, panels, and water collector devices shall be considered impervious. Panels mounted on the roof of any building shall be subject to the maximum height regulations as specified with the underlying zoning district.
 - b. Ground mounted (CFS) not to exceed 15 feet in height.
 - c. All on-site utility and transmission lines installed as part of the (CFS) shall be placed underground.
 - d. Screen Requirements: All solar equipment shall be in compliance with Carlisle Township Zoning Resolution.
 - e. In order to assure there are not adverse impacts to aviation due to glare from the solar energy accessory system, a statement from the Federal Aviation Administration (FAA) stating whether or not a permit is required from the (FAA). If a permit is required, said permit shall be issued prior to a zoning permit being issued by the Carlisle Township Zoning Inspector. As of 2016, the State of Ohio is within the Federal Aviation Administration (FAA) Great Lakes Region Airports Division, Detroit Airports District Office.
 - f. All mechanical equipment of (CSF) systems including any structure for batteries or storage cells shall be completely enclosed by a minimum eight (8) foot high fence with a lockable gate.

- g. The minimum set back distance from the property lines, for (CFS) and their above ground related equipment shall be whatever the current zoning code requirement is for that district.
- h. (CFS) that are no longer functioning shall be completely removed from the property within twelve (12) months from the date they are not producing electricity. Any earth disturbance as a result of the removal of the ground mounted (CSF) shall be returned to natural condition within thirty (30) days or as soon as weather permits.
 - 1) A site plan shall be submitted at the time of application and shall include:
 - a. Property lines and physical dimensions of the site.
 - b. Location of (CSF) system(s) and all related equipment, setbacks from property lines, easements, and any structures on the property.
 - c. Location of any required signage.
 - d. Elevation of proposed (CSF) at its maximum tilt.
 - e. Design specifications of the proposed (CSF) equipment in sufficient detail to demonstrate compliance with the requirements of this section.

G. Signs

- 1.) Signs both temporary and permanent, are prohibited on solar panel or Solar Collection Systems, except as follows:
 - a.) Manufacturer's or Installer's identification information on the system.
 - b.) Appropriate warning signs and placards.

H. Utility Connections

Solar panel or collection systems shall comply with all applicable sections of the Ohio Building Code and applicable industry standards such as the American National Standard Institute (ANSI), Underwriters Laboratories (UL) or an equivalent third party. All electrical wires and connections on free-standing solar or photovoltaic collection system shall be located underground. Solar panel or solar collection systems proposed to be connected to the local utility power grid through net metering shall adhere to Ohio Revised Code Section 4928.67 or any other future corresponding statutory provision.

I. Maintenance

All solar panel or solar collection systems shall be maintained in good working order.