

PZD-1a: Review zoning requirements and identify restrictions that intentionally or unintentionally prohibit solar PV development. Compile findings in a memo. (Required)

To assist your community, the national solar experts at SolSmart have conducted a review of your community's zoning code to assess possible barriers (i.e. height restrictions, set-back requirements, etc.) and gaps related to solar PV development. Below, please find the outcome of their review. By reading the narrative, reviewing the example code language provided, and signing the statement at the bottom of the page, your community will satisfy PZD-1a and be one step closer to achieving SolSmart designation.

Potential barriers in current code language

Section(s)	Element	Reviewer Comments	Example(s) from other codes	Priority level
	Ex. Setbacks, Height Restrictions, Definition, etc.			
10-2-2: Definitions	Lot coverage	It is unclear whether ground-mounted solar energy systems count toward lot coverage calculations. It is a best practice to exempt ground-mounted solar energy systems from lot coverage calculations as long as the area beneath the system is pervious (e.g. grass).	<p>Most Permissive: “For purposes of determining compliance with building coverage standards of the applicable zoning district, the total horizontal projection area of all ground-mounted and free-standing solar collectors, including solar photovoltaic cells, panels, arrays, inverters, shall be considered pervious coverage so long as pervious conditions are maintained underneath the solar photovoltaic cells, panels, and arrays.” (<u>Renewable Energy Ordinance Framework, DVRPC</u>)</p> <p>Less Permissive: “For purposes of determining compliance with building coverage standards of the applicable zoning district, the total horizontal projection area of all ground-mounted and free-standing solar collectors, including solar photovoltaic cells, panels, arrays, inverters and solar hot</p>	Medium (Counting solar energy systems as lot coverage could limit the implementation of solar systems, especially if many of the current lots at or are near the maximum lot coverage allowed under the code.)

			air or water collector devices, shall be considered ___% impervious coverage. For example, if the total horizontal projection of a solar energy system is 100 square feet, XX square feet shall count towards the impervious coverage standard. For a tracking array or other moveable system, the horizontal projection area shall be calculated at a 33 degree tilt angle.” (<u>Renewable Energy Ordinance Framework, DVRPC</u>)	

Potential gaps in current code language

Element	Reviewer Comments	Example(s) from other codes	Priority level
Ex. Setbacks, Height Restrictions, Definition, etc.			

Additional notes

Consider applying for PZD-2 based on 10-3-2(A) and 10-3-2(B).

Consider applying for PZD-10b based on 10-3-3(B)(2).

Consider applying for PZD-10c based on 10-3-4: Permitted Obstructions In Yards.

I, _____, as _____ of _____, _____, have received the zoning review and read its findings.

Signature _____

Date _____

