



Banks Township  
Ordinance Number XX of 2021

An Ordinance to amend the Banks Township Zoning Ordinance Articles 3 and 4 pertaining to the installation of Solar Energy facilities.

**Section 1. Amendment of Article 3.** Article 3: Definitions is hereby amended as follows:

<p><u>Ground-Mounted Solar Installation:</u> A private system installed as an accessory structure on the ground of a parcel that converts sunlight into electricity or thermal energy, whether by photovoltaics, concentrating solar thermal device, or any other various experimental solar technologies. The primary purpose is for consumption of generated energy on site.</p>	
<p><u>Structure-Mounted Solar Installation:</u> A private system installed on a structure that converts sunlight into electricity or thermal energy, whether by photovoltaics, concentrating solar thermal device, or any other various experimental solar technologies. The primary purpose is for consumption of generated energy on site.</p>	

**Section 2. Amendment of Article 4.** Article 4: General Provisions is hereby amended as follows:

Section 4.03 Solar Energy Installations.

Intent and Purpose: To allow and promote the use of solar energy within the Township as a clean alternative energy source and to provide associated placement, land development, installation, and construction regulations for ground-mounted and structure-mounted solar installations subject to reasonable conditions that will protect residents’ public health, safety and welfare. These regulations establish the minimum requirements for solar energy installations, while promoting a renewable energy source in a safe, effective and efficient manner.

1. Solar energy installations will be allowed as Permitted Uses or as Uses Subject to Special Approval as referenced in the following table.

Zoning District	Ground-mounted	Structure-mounted
Agriculture (A)	Permitted as an Accessory Use	Permitted
Conservation / Recreation (C/R)	Permitted as an Accessory Use	Permitted
Low Density Residential (R-1)	Permitted as an Accessory Use	Permitted

Mobile Home Park (MH)	Permitted as an Accessory Use	Permitted
Village District (V)	Permitted as an Accessory Use	Permitted
Manufacturing (M)	Permitted as an Accessory Use	Permitted
Village Manufacturing (VM)	Permitted as an Accessory Use	Permitted

2. Standard Based on Solar Installation

a. Ground-mounted Solar Installations

- i. Height: The maximum height of a ground-mounted solar installation shall be twelve (12) feet above grade at maximum tilt.
- ii. Setbacks: Ground-mounted solar installations shall comply with all district required setbacks.
- iii. Placement: Ground-mounted solar installations shall only be allowed in the rear or side yard on a property with an established permitted principal use.
- iv. Coverage: The area of the ground-mounted solar installation energy collection system shall count towards the maximum area allowed for accessory buildings on property with a principal use.
- v. Visibility and Glare: Ground-mounted solar installations shall be mounted or oriented so that concentrated solar glare will not be directed toward or onto nearby properties or right-of-ways at any time of the day. Systems designed to track the maximum sun angle throughout the day shall be programmed to prevent positioning at any point that would result in glare directed toward nearby properties or right-of-ways. Support structures shall be of a single non-reflective matte finish that is consistent throughout the project.
- vi. Energy Sales: Excess energy generated by ground-mounted solar installations may be sold to utility company and returned to the grid.

b. Structure-mounted Solar Installations

- i. Height: The height of the structure-mounted solar installation shall not exceed the maximum allowed height for the structure it is mounted on in any zoning district.
- ii. Setback: Structure-mounted solar installations shall be considered part of the building and meet all applicable building setbacks.

- iii. Placement: Structure-mounted solar installations may be permitted on principal or accessory buildings. The color of the solar collector is not required to be consistent with other roofing or building materials.
- iv. Coverage: Structure-mounted solar installations on roofs shall be allowed to cover the entire roof upon which they are mounted.
- v. Visibility and Glare: Structure-mounted solar installations shall be mounted or oriented so that concentrated solar glare will not be directed toward or onto nearby properties or right-of-ways at any time of the day. Support structures shall be of a single, non-reflective matte finish that is consistent throughout the project.
- vi. Energy Sales: Excess energy generated by structure-mounted solar installations may be sold to utility company and returned to the grid.