

## VILLAGE OF HANOVER

### Public Notice- Solar Energy Systems

Date:

TEXT AMENDMENT:

Delete Stricken

**5-9-22: SOLAR ENERGY SYSTEMS: ~~Solar energy systems shall not project above the ridge line of the roof on any building in the following districts: R-1, R-2, and B-1.~~**

Text Added

#### **5-9-22: SOLAR ENERGY SYSTEMS**

The Village has adopted this regulation to achieve the following goals:

To preserve the health, safety, and welfare of the Village's citizens by promoting the safe, effective, and efficient use of active solar energy systems installed to reduce the consumption of fossil fuels.

Setbacks: Commercial solar energy systems operated as a principal use must meet the setback for the zoning district and primary land use associated with the lot on which the system is located.

Plan Approval Required: All commercial solar energy systems allowed as permitted uses shall require administrative plan approval by the building official via the review of the application for a building permit.

Utility Notification: All grid-connected solar energy systems shall comply with the interconnection requirements of the electric utility. An interconnection agreement must be completed with the electric utility in whose service territory the system is located prior to issuance of a building permit.

Solar gardens are subject to the Village's storm water management and erosion and sediment control provisions and NPDES permit requirements.

A qualified engineer shall certify that the foundation and design of the solar mounting devices are within accepted development standards, given local soil and climate conditions.

Commercial solar energy systems shall be designed to be screened from routine view from public rights-of-way and residential uses on adjacent parcels. The commercial solar energy system shall be set back from the screening device or landscaping so as to not affect the operation of the system.

All commercial solar energy systems shall be designed and installed to prohibit light reflection towards adjacent rights-of-way and any habitable portion of nearby structures that are not integrated into the system.

Power and communication lines running between banks of solar panels shall be buried underground. Power and communication lines running to nearby electric substations or interconnections with buildings shall be buried underground to the extent practicable, subject to utility requirements.

A detailed site plan for both existing and proposed conditions must be submitted, showing location of all solar arrays, other structures, property lines, zoning and uses of adjacent property, rights-of-way, service roads, floodplains, wetlands and other protected natural resources, topography, electric equipment, and all other characteristics requested by the Village.

Example Permit:

## VILLAGE OF HANOVER

### Request for Solar Energy Building Permit

**Type of Solar System Requested:** Residential \_\_\_\_ Commercial \_\_\_\_

**Number# SBP-2020-** \_\_\_\_\_ **Has been issued to:** \_\_\_\_\_

**Authorizing the installation of a solar energy system. All plans and details of a complete system have been provided for Village of Hanover review. All requirements and restrictions are understood and acknowledged by applicant.**

**At Address:**

**Dated:**

**Qualified Contractor / Installer:** \_\_\_\_\_ **State License:** \_\_\_\_\_

**Permit comments or conditions:**

Approved by Village of Hanover Zoning Administrator:

Zoning Administrator

### Building Code Regulations and Standards

2018 International Property Maintenance Code (Minimum standard existing residential)

2018 International Residential Building Code (New homes only)

2018 International Building Code (Commercial Buildings /General Specification)

International Fuel Gas Code (As required by County)

Electrical Code NFPA 70- National Electrical Code (Most Current edition)

Mechanical Code International

## VILLAGE OF HANOVER

### **Request for Solar Energy Building Permit**

#### **Residential Solar Energy Systems:**

Submission requirements of the Solar Energy System applicant:

- Applicant shall request a Solar System building permit be issued by the Village of Hanover.
- Applicant shall provide a dimensioned lot plan, provide detail dimensions of physical location of the solar equipment location on the property.
- Shall provide the name and address of the professional solar system contractor / installer.
- Shall provide details of supports system by engineering professionals.
- Completion statement required from the installing contractor prior to activating.

Village Of Hanover SOLAR POWER Restrictions:

Residential solar energy systems shall be designed to be screened from routine view from public rights-of-way and residential uses on adjacent parcels. The residential solar energy system shall be set back from the screening device or landscaping so as to not affect the operation of the system.

Glare; Reflection: All residential solar energy systems shall be designed and installed to prohibit light reflection towards adjacent rights-of-way and any habitable portion of nearby structures that are not integrated into the system. Measures to minimize glare include selective placement of the system, screening, modifying the orientation of the system, reducing use of a reflector system, or other remedies that limit glare.

Village of Hanover approving officials will reserve the right to accept or reject the submission based on any adverse visual or physical detriment the system may create to the Village of Hanover, and its property owners.

Village of Hanover will not "BUY BACK" extra or additional power developed by the solar energy system.