

ORDINANCE NO. 2024 - 05

ORDINANCE AMENDING PART ELEVEN OF THE CODIFIED ORDINANCES OF THE VILLAGE OF LEWISBURG.

Whereas, for the health, safety, and welfare of the citizens of Lewisburg, Ohio, it is necessary and appropriate to regulate the growth and development of the Village of Lewisburg in an Orderly and Desirable Fashion ;


And, Whereas, it is necessary to regulate the Zoning Districts of the Village of Lewisburg to ensure neighborhood harmony and regulated growth;

And, Whereas, it is necessary to provide guidelines for the construction and establishment of solar energy systems within the Village of Lewisburg,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF LEWISBURG, PREBLE COUNTY, OHIO, TO AMEND THE CODIFIED ORDINANCES OF THE VILLAGE OF LEWISBURG CHAPTER ELEVEN TO CREATE 1171.11 AS SET FORTH IN ATTACHED EXHIBIT "A".

This Ordinance shall be effective at the earliest time permitted by law.

Dated: 05-16-2024


Mayor

Attest: 
Clerk of Council

1171.11 **SOLAR ENERGY SYSTEMS.**

(a) The use of Solar Energy Systems for collection of solar energy to provide electricity, heat, or otherwise provide energy to a residential, commercial, or industrial building is a permitted accessory use subject to the following standards.

(b) General Provisions.

- (1) All solar energy systems shall comply with all applicable zoning, building, fire, plumbing and electrical codes of the Village of Lewisburg.
- (2) This section shall apply to solar energy systems on private property for use by the property owner and shall not be construed to permit a solar energy farm as a business. A "solar energy farm" is defined as an energy generation facility or area of land principally used to convert solar energy to electricity.
- (3) Only commercially produced solar energy systems are permitted. The manufacturer specifications shall be submitted as part of the application for approval.

(c) Ground-Mounted Solar Energy Systems.

- (1) Ground-mounted solar energy systems shall only be permitted in the rear yard and shall be set back a minimum of ten (10) feet from all lot lines.
- (2) In conservation and residential districts, no ground mounted solar energy systems shall exceed six feet in height as measured from the average grade at the base of the system. In commercial and industrial districts, no ground mounted solar energy system shall exceed twenty-five (25) feet in height, or the maximum height of the building, whichever is less; provided, however, that if the ground mounted solar energy system is located in a rear yard that is adjacent to a residential property or adjacent to a residential zoning district, the maximum height shall be six (6) feet.
- (3) Ground-mounted solar energy systems shall be screened from any adjacent lot lines of lots used for residential purposes by a fence, wall, landscaping or combination thereof.
- (4) Ground-mounted solar energy systems shall not be positioned so as to reflect sunlight onto neighboring property, public streets or sidewalks, including on any neighboring structures.
- (5) The total area of the ground-mounted solar energy system shall not exceed more than fifteen percent (15%) of the rear yard area in residential districts.

(d) Roof-Mounted Solar Energy Systems.

- (1) Roof-mounted solar panels that are integrated with the surface layer of the roof structure and which resemble common roofing material may be permitted on any roof surface of a principal building or accessory building.
- (2) Roof-mounted solar panels that are separated panels mounted flush with the roof structure may be permitted on any roof surface of a principal building or accessory building that does not face a street. Such panels shall be mounted flush to the roof and not extend vertically from the roof structure more than eight inches.
- (3) Solar panels may be mounted on flat roofs provided there is a parapet wall or other architectural feature that screens the view of the panels. Such panels may be mounted at an angle provided they do not extend more than five (5) feet above the roof surface.
- (4) All wires and other associated appurtenances related to the solar energy systems shall be installed below the roofline and not visible from the street.
- (5) Solar energy systems located on the roof shall provide, as part of their permit application, evidence of design review and structural certification signed by an engineer.