

SPECIFIC STANDARDS AND REQUIREMENTS

BB SPECIAL STRUCTURES: SOLAR ENERGY SYSTEMS

1. **Purpose** – These provisions are intended to promote the safe, effective, and efficient use of solar energy systems.
2. **Solar Collectors - Roof Mounted** - Solar collectors attached to a roof are allowed (no Zoning Permit required) in all districts provided that:
 - a. No portion of the solar collector shall extend beyond the perimeter of the roof on which it is mounted.
 - b. No portion of the solar collector, in combination with the building height, shall exceed the applicable maximum building height (in feet), as set forth in these Regulations for the zoning district.
 - c. The collector is in accordance with Section BB.5.
3. **Solar Collectors - Wall Mounted** - Wall mounted solar collectors are allowed (no Zoning Permit required) in all districts provided that the collector is in accordance with Section BB.5.
4. **Solar Collectors, Ground Mounted** –

Note – Unless otherwise approved by the Commission by granting of a Special Exception, ground mounted solar collectors count to the building coverage limit in each zoning district and such installations may be constrained by the size of the lot and the amount of existing coverage. It is the responsibility of the applicant to demonstrate that the coverage limitation will not be exceeded or to apply for a Special Exception.

- a. Ground mounted solar collectors are permitted by Site Plan Approval in all residential zones and all commercial zones except that a Special Exception shall be required if:
 - 1) The building coverage limit for the zoning district is or will be exceeded by the building(s), solar collectors, and other structures on the property.
 - 2) The property is in a local historic district.
 - 3) The ground mounted solar system is located between the building and the street.
 - 4) Any part of a ground mounted solar collector exceeds 15 feet in height.
 - 5) The proposed location is in an area identified on the Natural Diversity Database as maintained by the Department of Energy and Environmental Protection.
 - 6) The ground mounted solar collector installation will occur on pre-development slopes of 15 percent or steeper.
- b. Ground mounted solar collectors shall be located so that no portion of the structure is within the required setback for the zone.
- c. All electrical and other connections to ground mounted solar collectors shall be located underground.

- d. An application for a ground mounted solar collector shall be accompanied by a site layout plan of sufficient detail and such other information as necessary to determine compliance with setback requirements and other provisions of these Regulations. For a Special Exception application, the Commission may waive the requirement that the plan be signed and sealed by an appropriate professional if the site layout plan provides sufficient detail and accuracy, as determined by the Commission.
- e. The site layout plan shall show the location of the solar collector(s), relevant setbacks and property lines, and existing structures (as applicable).
- f. No Zoning Permit shall be issued for a ground mount solar collector unless the Torrington Area Health District has signed off on the location relative to septic location, well location, and any other applicable provisions of the Health Code.

5. Conditions Applicable To All Systems

- a. The issuance of a Zoning Permit shall not relieve the applicant of the responsibility of securing all necessary building, health, other permits prior to the commencement of construction.
- b. Prior to issuance of a Zoning Permit, a certificate of appropriateness with regard to the solar collector(s) shall have been received for any property which is in a local historic district in Litchfield.
- c. No signage shall be allowed on any solar system other than the manufacturer's label on the back of each solar collector.
- d. Any application for a Zoning Permit, for Site Plan approval, and/or for Special Exception approval shall include a letter from the property owner indicating:
 - 1) a pledge on behalf of themselves and their successors/assigns that any solar array which has been abandoned or is in a visible state of disrepair shall be removed or repaired at the then owner's expense within six months of notice to do so from the ZEO, and
 - 2) their understanding that failure to remove or repair such system(s) may be treated as a zoning violation and be subject to penalties as provided in CGS Section 8-12 and/or other remedies available.

Roof Mounted



Wall Mounted



Ground Mounted

