

Chapter 7 (C)

Lakefield Residential Solar Ordinance

1. Solar panels and solar energy systems shall be allowed on all types of structures, lots, or parcels and in all zoning districts as an accessory use. The installations of such devices shall comply with the following:
 - a. All devices shall comply with the Michigan building Code and be required to obtain a building permit.
 - b. All ground-mounted solar panels and solar energy systems shall comply with the following:
 - i. Shall be located on parcels of a minimum of 15,000 square feet in size.
 - ii. All set back requirements for accessory structures shall be met;
 - iii. Shall be located in the side or rear yard (may be allowed in the front yard with a 100-foot setback from all rights of way);
 - iv. For all lots less than one (1) acre in size, all ground mounted solar panels and solar energy systems shall not exceed 10 feet in height when utilized in conjunction with residential properties or structures; all other uses and properties shall comply with the structure height requirements for the applicable land use district; and,
 - v. For lots less than one (1) acre in size, the total surface area of all solar panels and solar energy systems shall not exceed 800 square feet when in a residential land use district or a lot containing a residential structure.
 - vi. Adjacent lot owners will not be required to alter landscaping to facilitate an adjoining property solar panel installation
 - c. The installation of solar panels or solar energy systems on rooftops or structures shall comply with the following:
 - i. all structure height requirements for the applicable land use district shall be complied with, inclusive of the solar panel or solar energy system;
 - ii. no part of the solar panel or solar energy system and equipment shall extend beyond the edge of the roof; and
 - iii. required accessory equipment may be permitted on the roof or ground.
Accessory equipment on the ground shall meet all accessory structure setbacks.
 - d. Any solar panel or solar energy system that has generated no electricity for a period of 12 months shall be deemed to be abandoned and shall be removed within 90 days of such abandonment. This shall include the removal of the entire solar panel or solar energy system and any associated facilities and equipment connected thereto from the premises and the restoration of the area to a compliant pre-installation condition.
 - e. A variance may be requested for lot size, setbacks, height or solar panel or system location.