

ORDINANCE 66-23 – RENEWABLE ENERGY EQUIPMENT – SOLAR
Adopted by City Council – December 11, 2023

§153.074 – Accessory Uses and Structures

(A)(3)(a) *Residential*. Storage, recreation, child care, home occupations, leisure and gardening/landscaping uses, renewable energy equipment- solar, and others as permitted by the district in which the property is located or as determined by the Administrative Official.

(A)(4)(a) *Residential*. Garages and carports (attached and detached), sheds, swimming pools, hot tubs, sport courts and similar facilities, gazebos, porches/sunrooms, patios, decks, greenhouses, renewable energy equipment - solar, or similar facilities, and other similar structures as determined by the Administrative Official.

(A)(4)(b) *Non-residential*. Dumpster enclosures, sheds, garages/parking structures, greenhouses, renewable energy equipment - solar, and other similar structures as determined by the Administrative Official.

(B)(3)(c) This section shall not prohibit accessory uses and structures typical of multiple-family residential developments, including but not limited to clubhouses and/or administration offices, pool houses, laundry facilities, gatehouses, mailbox shelters, dumpster shelters or enclosures, recreational facilities, renewable energy equipment - solar, and other similar structures as determined by the Administrative Official, provided all applicable development requirements including but not limited to lot coverage, setbacks, open space, and stormwater management are met.

(E) Renewable Energy Equipment - Solar

Purpose

The purpose of this section is to promote sustainable environmental practices and stewardship while balancing the high-quality development standards that defines the character of the community. Promoting renewable energy is an intentional objective of the City of Dublin and these regulations promote the installation of solar energy, among other renewable energy practices, in the most effective method possible. To ensure these installation practices continue to meet our high quality design standards, significant consideration has been given to the location and configuration of solar installation, material choices and installation practices, as well as requirements for proper maintenance. The regulations encourage the location of equipment to the side or rear, but allows equipment to the front when it promotes the greatest efficiency of energy production.

Applicability

Unless otherwise addressed within a PUD, Planned Unit Development District; WID, West Innovation Districts, MUR, Mixed Regional Use Districts; BSD, Bridge Street Districts; or HD, Historic Districts these standards shall apply to all properties within the City of Dublin.

(1) Renewable energy equipment – solar

(a) General Provisions

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1. All solar energy equipment shall be installed to conceal frames, flashing, fasteners, hardware, conduit, wires and similar elements.
2. Any solar generating materials that function as a building material shall be reviewed as the building material.
3. All solar energy equipment shall be well-maintained and remain in working order. If not, then all equipment and associated materials shall be removed or replaced.
4. Solar energy equipment shall be a consistent color and minimize gaps within the panels. White or grey grid lines on solar energy equipment are not permitted with the exception of flat roofs in non-residential districts that are screened by Section 153.077 (see below Section 153.074(E)(1)(c)(2)-. Framing shall also be a color consistent with the solar energy equipment, preferably a black, blue or equivalent color.

(b) Ground Mounted Equipment

1. Ground-mounted equipment for the collection of solar energy shall only be permitted as an accessory structure, as provided in Section 153.074, in non-residential districts and shall not be permitted as a primary or principal use.
2. Ground-mounted equipment for the collection of solar energy shall not be permitted in residential districts including residential Planned Districts, unless otherwise specified.
3. Ground-mounted equipment for non-residential districts shall:
 - a) Be located to the side or rear of the principal structure and shall have a clearance from the principal structure, the same or larger than the height of the equipment.
 - b) Not be permitted forward of a principal structure or along a public right-of-way.
 - c) Be sited to minimize view from the public right-of-way and adjacent properties, and shall be in accordance with Section 153.133(C) of the City of Dublin Zoning Code.
 - d) Meet all required setbacks. The equipment shall not exceed height requirements of the district in which it is located. This shall be measured from established grade to the top of the equipment.
 - e) Permitted only in areas that are hardscaped such as parking areas or outdoor seating areas. The equipment shall meet all applicable development standards of the Zoning Code including but not limited to lot coverage requirements.

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(c) Building or Roof Mounted Equipment

1. Building or roof-mounted equipment shall be permitted to be located to the side or rear of the principal or accessory structure.
2. Building or roof-mounted equipment is permitted to the front of a principal or accessory structure only when it is demonstrated that this location provides the greatest efficiency of energy production. The equipment will meet all of the requirements in Section (c)(5) with two additional requirements including:
 - a) Be installed in a rectangular to avoid complex and nonsymmetrical configurations.
 - b) Roof-mounted equipment shall be a color that is similar to the roof color.

For purposes of this section, the “front” of the property is the exterior of the structure that is facing the public or private right-of-way that provides frontage for the property. Any roofline adjacent to this exterior, or attached design elements including dormers, gables or front-loading garages would be subjected to the provisions in Section 153.074(E)(1)(c)(2)-listed above.

3. Roof-mounted equipment for the collection of solar energy is permitted provided it extends no more than 6 inches above the plane of the roof and is not adjustable or movable.
4. Roof-mounted equipment for the collection of solar energy shall be integrated into the architectural design of the structure to the extent practicable that the equipment can normally function.
5. For pitched roofs, roof-mounted solar equipment shall:
 - a) Be mounted parallel to the roof plane,
 - b) Limit protrusions,
 - c) Not extend above the ridgeline of the roof,
 - d) Not extend beyond the edge of the building,
 - e) Use a single material type,
 - f) Be configured and have an assembly profile complementary to the roof line,
 - g) Be installed to minimize the number of corners, and
6. For flat roofs, in non-residential districts, roof-mounted solar equipment is permitted and shall be screened in accordance with §153.077.

(d) Review Procedures

All applications for renewable energy equipment - solar within residential and nonresidential zoning districts shall require approval by the required reviewing body, prior to the gaining approval of a building permit.