

INTRODUCED BY ALDERMAN ARBUTHNOT

BILL NO. 18-23

ORDINANCE NO. 1051

AN ORDINANCE AMENDING CHAPTER 405, "ZONING REGULATIONS", OF THE WRIGHT CITY MUNICIPAL CODE TO ADDRESS SOLAR PANEL ARRAYS

WHEREAS, the use of Solar Energy Systems are becoming more prevalent nationwide and the City of Wright City desires to promote energy conservation; and

WHEREAS, the Board of Aldermen desires to adopt regulations concerning the use of renewable Solar Energy Systems in order to strike an appropriate balance between the use of available renewable solar energy technology and the protection of the health, safety, and welfare of neighboring properties and the occupants thereof.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WRIGHT CITY, MISSOURI, AS FOLLOWS:

SECTION I. Chapter 405, Section 405.090 entitled "Word Interpretation and Definitions" is hereby amended by adding the following definitions:

ARRAY: A number of solar panels or modules connected together in a single structure. One (1) installation can have more than one (1) array.

BUILDING-INTEGRATED PHOTOVOLTAIC SYSTEM (BIPV): A Photovoltaic system used to replace traditional building materials in part of a building envelope, like awnings, roofs, facades, and sunrooms. Photovoltaic shingles or tiles, Photovoltaic laminates, and Photovoltaic glazing are all examples of BIPV.

GROUND-MOUNTED SOLAR ENERGY SYSTEM: A Solar Energy System that is not attached to another structure and is affixed to the ground.

ROOF-MOUNTED SOLAR ENERGY SYSTEM: A Solar Energy System affixed to the roof of either a principal or accessory structure.

SOLAR ENERGY SYSTEM: Any apparatus or equipment designed for the purpose of collecting and transforming solar energy into electric energy, such as photovoltaic systems. Solar Energy Systems shall not include any system which converts solar energy into thermal energy.

All other definitions found within Section 405.090 not added or amended herein shall remain in full force and effect.

SECTION II. Chapter 405, Section 405.100 entitled "Supplemental Regulations", is hereby amended by adding the underlined text and repealing the ~~struck through~~ text as follows:

A. This Section outlines regulations affecting more than one (1), or all, zoning districts and must be reviewed in every case when considering any type of land use within the City's jurisdiction; however, these supplemental regulations shall defer to any specific regulations within the respective zoning districts Sections.

1. Buildings or Structures.

...

b. The below-listed types of uses shall be subject to the additional requirements as follows:

...

(20) Solar Energy Systems. Solar Energy Systems, as defined in Section 405.090, may be constructed as follows:

(a) Principal or Accessory Use. Solar Energy Systems intended primarily to offset part or all of the customer-generator's own electrical energy requirements shall be an accessory use subject to the provisions of this Chapter 405.

(b) Permit Required. Roof-mounted Solar Energy Systems shall be permitted in all districts pursuant to a permit as provided herein:

(i) Filing of an application for permit that is in the form as provided by the City and meets the requirements prescribed by Chapter 405;

(1) Such form application shall at a minimum contain a site plan detailing the location of the Roof-mounted Solar Energy System and location of overhead utility wires.

(ii) Submission of building and design plans for the Solar Energy System and including therewith a certification from a licensed Missouri engineer or architect that all such plans and design are in compliance with the Wright City Municipal Code and all other applicable state and federal requirements. Such certification shall also include details of the weight of each Array per square foot and certifying that the roof has the structural integrity to carry the weight and wind loads of the Solar Energy System;

(iii) Payment of the applicable building permit fee in

accordance with the Wright City Municipal Code;

(iv) Other Permits. Nothing in this Section shall relieve the applicant from applying for and obtaining any other required local, state, or federal permit, including applicable mechanical or electrical permits.

(c) Location. A permit for a Roof-mounted Solar Energy System may be granted if the application demonstrates compliance with the following location requirements:

(i) Arrays shall terminate at least two (2) feet from the edge of the roof and the ridge of the roof on all structures;

(ii) Arrays shall be permitted on any pitched roof if the Arrays are mounted flush or parallel to the roof plane. Parallel mounting shall be placed no more than eight (8) inches higher than the roof surface.

(iii) Arrays on flat roofs shall be screened from view by a parapet or other architectural feature that is compatible with the existing architecture and does not exceed the height and other requirements of the underlying zoning districts.

(iv) Ground-mounted Solar Energy Systems shall not be permitted in any district.

(d) Use of Building-Integrated Photovoltaic Systems. Building-integrated photovoltaic systems may be located on any roof plane or wall, in compliance with all zoning regulations of the applicable district, as well as building code requirements.

(e) Glare. Roof-Mounted Solar Energy Systems shall be installed to avoid concentrated radiation, heat, or glare onto neighboring properties or traffic. The energy absorbing components of the system shall be of a non-glare material.

(f) Maintenance. The Solar Energy System shall be maintained at all times in good, safe, working condition, including free of any deterioration, rust, or exposed wiring.

(g) Safety Disconnect. The electric disconnect for all Solar Energy Systems shall be located near the electric meter on the exterior of the building being served (or other location as approved in an administrative permit by the City). The electric disconnect shall be

clearly identified to facilitate emergency operations by the City and the Wright City Fire Protection District.

(h) Advertisement. A Solar Energy System shall not be used to display advertising. The manufacturer's and equipment information, warning, or indication of ownership shall be allowed on any equipment of the Solar Energy System provided that the signage is not for advertising purposes.

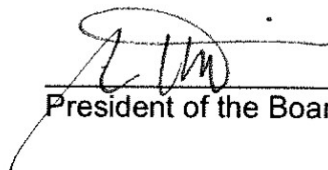
(i) Site Inspection. Upon completion of installation of a Roof-mounted Solar Energy System, the contractor and/or property owner shall contact the City for a final inspection of the installation. The Roof-mounted Solar Energy System cannot begin operating until it has received approval from the City. The inspections are for the purpose of verifying that an installation is code compliant with electrical, building code, and fire safety requirements. Among other things, the inspection shall verify labeling of equipment to limit firefighter exposure to electrical voltage, space for firefighters to access the building or structure, and limitations in roof installations due to firefighting suppression techniques to ensure fire safety of the installation.

(j) Abandonment. Any Solar Energy System that is out of service for a period of six (6) months will be considered abandoned and must be removed within sixty (60) days.

SECTION III. The portions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of this Ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Aldermen would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION IV. This ordinance shall take effect and be in full force from and after the passage and approval thereof.

READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Wright City, Missouri, this 30 day of NOV 2023.



President of the Board of Aldermen

ATTEST:



City Clerk

APPROVED BY THE MAYOR of the City of Wright City, Missouri, this 30 day of NOV 2023.



Mayor

ATTEST:



City Clerk