THE CITY OF LEOMINSTER

In the year two thousand and seventeen

AN ORDINANCE

Amending Chapter 22 of the Revised Ordinances, entitled "Zoning."

Be it ordained by the City Council of the City of Leominster, as follows:

Chapter 22 of the Revised Ordinances, entitled "Zoning" is hereby amended by inserting the following section:

Section 22-104. Solar Ordinance

1. Purpose
   a. Provide standards for the placement, design, construction, operation, monitoring, modification, and removal of solar facilities that address public safety and minimize impacts on scenic, natural and historic resources.
   b. Provide adequate financial assurance for the eventual decommissioning of such facilities.
2. Definitions
   a. Solar Energy: Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector
   b. Solar Energy System: A device or structural design feature, a substantial purpose of which is to provide daylight for interior lighting or provide for the collection, storage and distribution of solar energy for space heating or cooling, electricity generation, or water heating.
   c. Solar Energy System, Roof-Mounted: An Active Solar Energy System that is structurally mounted to the roof of a building or structure; may be of any size (small-, medium- or large-scale).
   d. Solar Energy System, Ground-Mounted: An Active Solar Energy System that is structurally mounted to the ground and is not roof-mounted
   e. Solar Energy System for Onsite Use: Solar energy generated to be consumed primarily at the location where it is generated and not primarily sold for profit
   f. Solar Energy System for Offsite Use: Solar energy generated to be primarily sold for profit and not primarily consumed at the location where it is generated
   g. Rated Nameplate Capacity: The maximum rated output of electric power production of the photovoltaic system in watts of Direct Current (DC).
3. Applicability
   a. This ordinance applies to all ground-mounted and roof-mounted solar energy systems and to physical modifications that materially alter the type, configuration, or size of these facilities or related equipment.

A TRUE COPY ATTEST

CITY CLERK
CITY OF LEOMINSTER

Public Notice

City of Leominster
City Council
Public Hearing

In accordance with Chapter 40A, Section 5 of the Massachusetts General Laws, the Leominster City Council will hold a Public Hearing on Monday, December 12, 2016 at 6:40 PM in the City Council Chambers, 25 West Street, Leominster, MA relative to adopting a new zoning ordinance regarding the installation of Solar Energy. Complete petition is available for review in the City Clerk's office, 25 West Street, Leominster, MA 01453. Per Order John Dombrowski, Legal Affairs, Chairperson Lynn A. Bouchard, City Clerk

November 28, December 5, 2016

No. _____ ORDINANCE

Read once and

adopted as presented.

Hearings were held on:

December 12, 2016
January 23, 2017
February 13, 2017
March 27, 2017

May 8 20 17 Lynn A Bouchard
City Clerk

Published in Leominster Enterprise

Nov 28 & Dec 5 20 16 Lynn A Bouchard
City Clerk

Read a second time and

adopted as amended and passed to be ordained.

June 12 20 17 Lynn A Bouchard
City Clerk

Approved as to form June 12 20 17
City Solicitor

Approved, June 23 20 17

Returned unsigned
Mayor

Published in Leominster Enterprise

June 19 2017 Lynn A Bouchard
City Clerk

Public Notice | Public Notice | Public

THE CITY OF LEOMINSTER
IN THE YEAR TWO THOUSAND AND SEVENTEEN

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. All other ground-mounted solar energy systems are allowed by Site Plan Ap
ystems are not allowed in the Village zone. d. All other onsite solar energy sy
nning Board) and Site Plan Approval in RR, MU1 and MU2. Solar energy syst
. Offsite solar energy systems are allowed by Special Permit (Planning Board)
leneral Requirements a. Compliance with Laws, Ordinances and Regulations
d with all applicable local, state, and federal requirements, including but not lim
tion requirements. All buildings and fixtures forming part of a solar energy sys
ilding Inspection - No solar energy system may be erected, constructed, insta
un Approval - Except where allowed by right or otherwise excluded by this ord
installed, or modified as provided in this Article without first undergoing site
maps must be prepared, stamped, and signed by a professional engineer licen
l approval process, the project proponent shall provide the following documen
d physical dimensions of the site parcel and adjacent parcels within three hu
e (e.g., residence, garage, etc.) on site parcel and all adjacent parcels within
to each building shown; c. Location of the proposed solar panel arrays, fou
nd proposed roads, both public and private, and including temporary roads or
cel; e. Any existing overhead utility lines; f. Proposed changes to the landsca
creening vegetation or structures; g. One (1) or three (3) line electrical diag
ds, with all National Electrical Code compliant disconnects and overcurrent de
, phone number and signature of the applicant, as well as all co-applicants or
the applicant 2. Documentation of actual or prospective access and control
de) 4. A location map consisting of a copy of a portion of the most recent US
l array sites, and the area within at least two (2) miles from the facility. Zoning
a copy of a zoning map with the parcel identified is suitable for this purpose).
n's conformance with Subsection 22-41.7, listing existing ambient sound lev
ntrol - The applicant shall submit documentation of actual or prospective acce
l solar energy system. Control includes the legal authority to prevent the use
Maintenance Plan - The applicant shall submit a plan for maintenance of acc
the solar energy system. l. Utility Notification - No solar energy system may
here the facility is to be located has accepted the customer's intent to install
st. g. General Design Standards i. Glare - Solar energy systems and Solar Pa
cted onto adjacent buildings, properties or roadways ii. Lighting - Lighting
ny way on abutting properties. Lighting shall incorporate full cut-off fixtures
tising, including signage, streamers, pennants, spinners, reflectors, ribbons,
cessary equipment information, warnings, or indication of ownership shall be
Utility Connections - Reasonable efforts, as determined by the Planning Board
g on appropriate soil conditions, shape and topography of the site and any
ove ground if required by the utility provider. v. Structures and Appurtenance
e regulations of this Ordinance concerning the bulk and height of structures,
nt structures, including but not limited to, equipment shelters, storage facilit
echnically and economically feasible. Whenever reasonable, structures shou
ered to avoid adverse visual impacts. For the purposes of this ordinance, gro
width will be a minimum of 20 feet to accommodate emergency vehicles.
way Department Specifications M1.03.0, Type B. If the access road is longe
g allowed along the sides of the access driveway, h. Construction Standard
ties will be conducted in conformance with the Environmental Performance
1.1 (Emissions), 41.2 (Erosion Control), 41.7 (Noise) and 41.8 (Runoff). iii.
onstruction of the solar facility. i. Safety & Environmental Standards i. Emer
nd site plan to the police and fire departments. The applicant will provide Em
st the applicant shall cooperate with local emergency services in dev
fly marked. The applicant or facility owner shall identify a respo
ar energy systems must be designed to prevent unauthorized

b. Ground-mounted solar energy facilities on municipal and school district properties are permitted in all districts upon site plan approval from the Planning Board.
c. All other ground-mounted solar energy systems are allowed by Site Plan Approval and Special Permit from the Planning Board; however, ground-mounted solar energy systems are not allowed in the Village zone.
d. All other onsite solar energy systems are allowed by Site Plan Approval in Industrial and RA zones, and via Special Permit (Planning Board) and Site Plan Approval in RR, MU1 and MU2. Solar energy systems are allowed by Right in RB, RC, BA, BB and C zones and are not allowed in Village zone.
e. Offsite solar energy systems are allowed by Special Permit (Planning Board) and Site Plan Approval in Industrial and RR zones, and are not permitted in other zones.

4. General Requirements
   a. Compliance with Laws, Ordinances and Regulations – The construction and operation of all such proposed solar energy systems must be consistent with all applicable local, state, and federal requirements, including but not limited to all applicable safety, construction, environmental, electrical, communications, and aviation requirements. All buildings and fixtures forming part of a solar energy system shall be constructed in accordance with the State Building Code.
   b. Building Permit and Building Inspection – No solar energy system may be erected, constructed, installed, or modified as provided in this Article without first obtaining a building permit.
   c. Site Plan Approval – Except where allowed by right or otherwise excluded by this ordinance based on the system size, no solar energy system may be erected, constructed, installed, or modified as provided in this Article without first undergoing site plan approval by the Planning Board.
      i. General – stamped by PE – All plans and maps must be prepared, stamped, and signed by a professional engineer licensed to practice in Massachusetts.
      ii. Required Documents – Pursuant to the site plan approval process, the project proponent shall provide the following documents.
         1. Site plan meeting specific and other guidelines in Article XI
            a. Property lines and physical dimensions of the site parcel and adjacent parcels within three hundred (300) feet of the site parcel;
            b. Outline of all existing buildings, including purpose (e.g., residence, garage, etc.) on site parcel and all adjacent parcels within one-hundred feet (100') of the site parcel, including distances from the solar energy system to each building shown;
            c. Location of the proposed solar panel arrays, foundations, guy anchors, access roads, and associated equipment;
            d. Location of all existing and proposed roads, both public and private, and including temporary roads or driveways, on the site parcel and adjacent parcels within one-hundred feet (100') of the site parcel;
            e. Any existing overhead utility lines;
            f. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting (other than FAA lights), screening vegetation or structures;

g. One (1) or three (3) line electrical diagram detailing solar panel arrays, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and overcurrent devices;
h. Documentation of the solar energy system's manufacturer and model
i. Name, address, phone number and signature of the applicant, as well as all co-applicants or property owners, if any;
j. The name, contact information and signature of any agents representing the applicant

2. Documentation of actual or prospective access and control of the project site (see also Section 4d)
3. An operation and maintenance plan (see also Section 4e)
4. A location map consisting of a copy of a portion of the most recent USGS Quadrangle Map, at a scale of 1:25,000, showing the proposed facility site, including solar array sites, and the area within at least two (2) miles from the facility. Zoning district designation for the subject parcel should be included (submission of a copy of a zoning map with the parcel identified is suitable for this purpose).
5. Proof of liability insurance
6. A statement that evidences the solar energy system's conformance with Subsection 22-41.7, listing existing ambient sound levels at the site and maximum projected sound levels from the solar energy system; and

d. Site control - The applicant shall submit documentation of actual or prospective access and control of the project site sufficient to allow for installation and operation of the proposed solar energy system. Control includes the legal authority to prevent the use or construction of any structure for human habitation within the setback to line.
e. Operation & Maintenance Plan - The applicant shall submit a plan for maintenance of access roads and stormwater controls, as well as general procedures for operational maintenance of the solar energy system.
f. Utility Notification - No solar energy system may be installed until evidence has been given that the utility company that operates the electrical grid where the facility is to be located has accepted the customer's intent to install an interconnected customer-owned system. Off-grid systems are exempt from this requirement.
g. General Design Standards
    i. Glare – Solar energy systems and Solar Panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways
    ii. Lighting – Lighting shall be limited to that required for safety and operational purposes, and shall not be intrusive in any way on abutting properties. Lighting shall incorporate full cut-off fixtures to reduce light pollution.
    iii. Signage – A solar energy system shall not be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags, banners, or similar materials, with the exception of the following:
        1. Necessary equipment information, warnings, or indication of ownership shall be allowed on any equipment of the solar energy system or where required by the Building Code

iv. Utility Connections – Reasonable efforts, as determined by the Planning Board, shall be made to place all utility connections from the solar energy system underground, depending on appropriate soil conditions, shape and topography of the site and any requirements of the utility provider. Electrical transformers for utility interconnections may be above ground if required by the utility provider.

v. Structures and Appurtenances – All solar energy systems and appurtenant structures to solar energy systems are subject to the regulations of this Ordinance concerning the bulk and height of structures, lot area, setbacks, open space, parking and building coverage requirements. All such appurtenant structures, including but not limited to, equipment shelters, storage facilities, transformers, and substations, must be architecturally compatible with each other whenever technically and economically feasible. Whenever reasonable, structures should be shaded from view by vegetation and/or located in an underground vault and joined or clustered to avoid adverse visual impacts. For the purposes of this ordinance, ground-mounted solar systems are subject to these requirements.

vi. Access driveway – Driveway width will be a minimum of 20 feet to accommodate emergency vehicles. Access driveway shall consist of a minimum 12" depth of compacted gravel Massachusetts Highway Department Specifications M1.03.0, Type B. If the access road is longer than 150 feet, provisions for apparatus to turn around will be provided. There shall be no parking allowed along the sides of the access driveway.

h. Construction Standards

i. Construction shall be limited to between the hours of 7 AM and 6 PM

ii. All construction activities will be conducted in conformance with the Environmental Performance Standards outlined in Section 22-41 of the Leominster Zoning Ordinance, particularly sections 41.1 (Emissions), 41.2 (Erosion Control), 41.7 (Noise) and 41.8 (Runoff).

iii. There shall be no parking of vehicles allowed along the sides of the access driveway during the construction of the solar facility.

i. Safety & Environmental Standards

i. Emergency Services – The applicant shall provide a copy of the project summary, electrical schematic, and site plan to the police and fire departments. The applicant will provide Emergency Services a key to the gated entrance to provide 24 hour access to the facility. Upon request the applicant shall cooperate with local emergency services in developing an emergency response plan. All means of disconnecting the solar energy system must be clearly marked. The applicant or facility owner shall identify a responsible person for public inquiries or complaints throughout the life of the project.

ii. Unauthorized Access – Solar energy systems must be designed to prevent unauthorized access. Fencing must be wood with a height of eight feet. Pressure-treated posts must be used. Electrical equipment must be locked where possible.

iii. Land-clearing, Soil Erosion and Habitat Impacts – Solar panels may be installed on no more than 60% of the project site. Large-scale clearing of forested areas for the purpose of constructing a solar energy system is limited to that which is necessary for the construction, operation and maintenance of the energy facility or otherwise prescribed by applicable laws, regulations and ordinances.

iv. No System shall be used or constructed such that it becomes a private or public nuisance or hazard, and no System shall be abandoned or not maintained in good

order and repair. Any System that is deemed a private or public nuisance or hazard or otherwise abandoned or not maintained in good order and repair shall be removed from the property at the property owner's sole expense

v. Visual Impact – A system installation shall limit the visual and other impacts on the adjacent properties. The solar energy system shall be screened from ground and water level view of the line of sight from public ways or waterway and adjacent properties by appropriate year-round landscaping, fencing, screening, or other type of buffers consistent and compatible with the character of the neighborhood where the System is located. A Landscape plan will be submitted prior to construction.

vi. Noise – From pre-construction to post-construction the noise decibels are not to increase more than 5db at the property lines. Testing of pre-construction decibel levels is the responsibility of the applicant, and documentation shall be submitted prior to construction.

j. Monitoring & Maintenance

i. Solar Energy System Conditions – The applicant shall maintain the solar energy system in good condition. Maintenance includes, but is not be limited to, painting, structural repairs, and integrity of security measures. Site access must be maintained to a level acceptable to the Fire Chief and Emergency Medical Services. The project owner is responsible for the cost of maintaining the solar energy system and any access road(s), unless accepted as a public way.

ii. Modifications – All material modifications to a solar energy system made after issuance of the required building permit require approval by the Planning Board.

k. Abandonment or Decommissioning

i. Removal requirements – Any solar energy system which has reached the end of its useful life or has been abandoned must be removed. The system owner or operator shall physically remove the system no more than one hundred fifty (150) days after the date of discontinued operations. The system owner or operator shall notify the Planning Board by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning consists of:

1. Physical removal of all solar panel array structures, equipment, security barriers and transmission lines from the site
2. Disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations
3. Stabilization or revegetation of the site as necessary to minimize erosion. The Planning Board may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation

ii. Abandonment – Absent notice of a proposed date of decommissioning or written note of extenuating circumstances, the solar energy system is abandoned when the facility fails to operate for more than one (1) year without the written consent of the Planning Board. If the system owner or operator fails to remove the system in accordance with the requirements of this section within one hundred fifty (150) days of abandonment or the proposed date of decommissioning, the City may enter the property and physically remove the system.

iii. Financial Surety – Applicants for offsite solar energy systems shall provide a form of surety, either through escrow account, bond or otherwise, to cover the cost of removal in the event the City must remove the system and remediate the

landscape, in an amount and form determined to be reasonable by the Planning Board, but in no event to exceed more than one hundred twenty-five (125) percent of the cost of removal and compliance with the additional requirements set forth herein, as determined by the applicant and agreed to by the Department of Public Works. Such surety will not be required for municipally or state-owned facilities. The applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount must include a mechanism for calculating increased removal costs due to inflation.

l. Inclusionary Uses – Small accessory or ornamental solar products which do not generate electricity for use in a dwelling or structure are exempt from the provisions of this ordinance.

5. Standards for Roof-Mounted Systems
   a. Roof-mounted systems may be installed in applicable zoning districts by an Applicant, requiring only that a building permit be issued and that the system conforms to the following conditions:
      i. Within Residential Districts, roof-mounted Systems shall conform to existing roof contours, extending not more than 12 inches above roof surfaces. Roof-mounted Systems shall be set back a minimum of 8 inches from all roof edges (eaves, gutter line, ridge) of the roof surface and 24 inches from adjacent roof or abutting roof or walls of adjoining property. All residential flat roof systems shall conform to requirements of section 4.h.iii (Large-scale clearing of forested areas is prohibited)
      ii. Flat roof systems shall have a 4-ft setback from edge of building perimeter
      iii. Within non-residential districts, roof-mounted solar panels may be installed at angles of up to 50 degrees from the horizontal on flat roofs (less than 2-in pitch per foot).The top most points of the solar panels shall not exceed a total height of 4 (four) feet above the roof surface. On a pitched roof system (roof pitch equal or greater than 2 (two) inches per foot), the top most point of the solar panel shall not exceed 2 (two) feet measured perpendicular to the roof surface. Systems shall be set back from building edge a minimum of 4 (four) feet. All these systems are considered to be building-mounted mechanical systems and shall meet all requirements thereof. All flat roof systems shall conform to requirements of 5.a.ii, above.

6. Standards for Ground-Mounted Systems
   a. Standards for Ground-Mounted Systems in Applicable Non-Residential Districts (including onsite and offsite use [solar farms])
      i. Ground-mounted Systems equal to or less than 900 s.f. or 1.5% of lot size, whichever is larger, may be installed by an Applicant via issuance of a building permit.
      ii. A solar energy system greater than 900 s.f. or 1.5% of lot size, whichever is larger, shall be reviewed and approved by the Planning Board pursuant to the provisions of a Special Permit and a Site Plan Review.
      iii. The maximum height above ground level of any portion of the system shall be 8 (eight) feet, measured as the vertical distance from the mean natural grade on the street side(s) and, if not abutting a street, from the mean natural ground level along the system's designated front yard, as said front yard is designated by the Planning Board.

iv. The solar energy system shall follow setback requirements as outlined in Section 22-37 (Location of Accessory Structures).

v. The system shall be screened from view from adjacent properties.

b. Standards for Ground-Mounted Systems in Applicable Residential Districts

i. Ground-mounted systems shall have been reviewed and approved by the Planning Board pursuant to the provisions of a Special Permit and Site Plan Review.

ii. The maximum height above surrounding ground level of any portion of the system shall be 8 (eight) feet measured as the vertical distance from the mean natural grade on the street side(s) and, if not abutting a street, from the mean natural ground level along the System's designated front yard, as said front yard is designated by the Planning Board.

iii. The solar energy system shall follow setback requirements as outlined in Section 22-37 (Location of Accessory Structures).

iv. The system shall be screened from view from adjacent properties. The applicant shall be responsible for maintenance of plantings, and replacement of those which have died or become diseased.

THE CITY OF LEOMINSTER

In the year two thousand and seventeen

AN ORDINANCE

Amending Chapter 22 of the Revised Ordinances, entitled "Zoning."

Be it ordained by the City Council of the City of Leominster, as follows:

Chapter 22 of the Revised Ordinances, entitled "Zoning" is hereby amended in Section 22-4, Definitions, by deleting the definition for "Energy System, Renewable" and inserting in its place the following:

Energy System, Renewable. A facility or installation such as a hydroelectric or a wood-fired unit, which is designed and intended to produce energy from natural forces such as water, geothermal heat, or biomass.

And further by inserting the following two definitions:

Solar Energy System for Onsite Use. Solar energy generated to be consumed primarily at the location where it is generated and not primarily sold for profit.

Solar Energy System for Offsite Use. Solar energy generated to be primarily sold for profit and not primarily consumed at the location where it is generated.

582003/15303/0001

A TRUE COPY ATTEST
Lynn A Bouchard
CITY CLERK
CITY OF LEOMINSTER

No. _____ ORDINANCE

Read once and

adopted as presented.

Hearings were held on:

December 12, 2016
January 23, 2017
February 13, 2017
March 27, 2017

May 8 2017 Lynn A Bouchard
City Clerk

Published in Leominster Enterprise

Nov 28 & Dec5 2016

City Clerk

Read a second time and

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June 12 2017 Lynn A Bouchard
City Clerk

Approved as to form May 4 2017

City Solicitor

Approved, June 23 2017

Returned unsigned
Mayor

Published in Leominster Enterprise

June 19 2017

Lynn A Bouchard
City Clerk

Public Notice

City of Leominster
City Council
Public Hearing

In accordance with Chapter 40A, Section 5 of the Massachusetts General Laws, the Leominster City Council will hold a Public Hearing on Monday, December 12, 2016 at 7:00 PM in the City Council Chambers, 25 West Street, Leominster, MA relative to updating the definition of Energy System, Renewable and create definitions for Solar Energy System for On Site Use and Solar Energy System for Off Site Use. Complete petition is available for review in the City Clerk's office, 25 West Street, Leominster, MA 01453.

Per order John Dombrowski, Legal Affairs, Chairperson
Lynn A. Bouchard, City Clerk

November 28, 2016
December 5, 2016

Public Notice

CITY OF LEOMINSTER
IN THE YEAR TWO THOUSAND AND SEVENTEEN

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June 19, 2017

THE CITY OF LEOMINSTER

In the year two thousand and seventeen

AN ORDINANCE

Amending Chapter 22 of the Revised Ordinances, entitled "Zoning."

Be it ordained by the City Council of the City of Leominster, as follows:

Chapter 22 of the Revised Ordinances, entitled "Zoning" is hereby amended in Section 22-17, Table of Uses, by amending "Energy System. Renewable" and inserting "Onsite Solar System" and "Offsite Solar System" as follows:

	RR	RA	RB	RC	BA	BB	C	I	MU1	MU2	V
Existing Energy System, Renewable	SPPB SPA	N (Change to SPPB SPA)	N	N	N	N	SPPB SPA	Y	SPPB SPA	SPPB SPA	N
NEW Onsite Solar System	SPPB SPA	SPA	Y	Y	Y	Y	Y	SPA[1]	SPPB SPA	SPPB SPA	N
NEW Offsite Solar System	SPPB SPA	N	N	N	N	N	N	SPPB SPA	N	N	N

[1] Site Plan Approval required for systems greater than 900 sf or 1.5% of lot size, whichever is larger

582000/15303/0001

A TRUE COPY ATTEST
Lynn A Bouchard
CITY CLERK
CITY OF LEOMINSTER

Public Notice

City of Leominster
City Council
Public Hearing

In accordance with Chapter 40A, Section 5 of the Massachusetts General Laws, the Leominster City Council will hold a Public Hearing on Monday, December 12, 2016 at 6:50 PM in the City Council Chambers, 25 West Street, Leominster, MA relative to updating the Zoning Ordnance Table of Uses to modify the applicability of Energy Systems, Renewable and to add two new uses, On Site Solar System and Off Site Solar System. Complete petition is available for review in the City Clerk's office, 25 West Street, Leominster, MA 01453.

Per order John Dombrowski, Legal Affairs, Chairperson
Lynn A. Bouchard, City Clerk

November 28, 2016
December 5, 2016

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Approved, June 23 2017
Returned unsigned
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Be it ordained by the City Council of the City of Leominster, as follows:

Chapter 22 of the Revised Ordinances, entitled "Zoning" is hereby amended in Section 22-17, Table of Uses, by amending "Energy System: Renewable" and inserting "Onsite Solar System" and "Offsite Solar System" as follows:

	RR	RA	RB	RC	BA	BB	C	I	MU1	MU2	V
Existing Energy System, Renewable	SPPB SPA	N (Change to SPPB SPA)	N	N	N	N	SPPB SPA	Y	SPPB SPA	SPPB SPA	N
NEW Onsite Solar System	SPPB SPA	SPA	Y	Y	Y	Y	Y	SPA[1]	SPPB SPA	SPPB SPA	N
NEW Offsite Solar System	SPPB SPA	N	N	N	N	N	N	SPPB SPA	N	N	N

[1]Site Plan Approval required for systems greater than 900 sf or 1.5% of lot size, whichever is larger

At the Regular Meeting of the City Council, June 12, 2017, Ordinance read a second time, adopted as presented and passed to be ordained;

True Copy Attest: Lynn A. Bouchard, City Clerk