

**Granville County, North Carolina  
Code of Ordinances (2010)  
Chapter 32, Land Development Code**

**ARTICLE III, USE STANDARDS  
DIVISION 3. INDIVIDUAL USE STANDARDS**

**Sec. 32-162. Accessory uses, residential.**

Residential uses may have accessory buildings provided they conform to the following standards:

(1) Generally. Accessory structures shall meet the following standards:

a. Freestanding structures shall be located in the side or rear yard of all lots, except that accessory structures shall only be permitted in the rear yard of corner lots. On parcels containing ten or more acres, the accessory structure may be placed in the front yard provided that it is located a minimum of 100 feet from any street right-of-way and minimum of 25 feet from any side property line. Accessory structures on property that borders Kerr Lake Reservoir shall be allowed in the front, side or rear yard.

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(5) An application for a proposed solar collector/energy system located at a residence must meet the following standards as a limited accessory use:

a. Solar collector. All solar energy collectors, whether ground mounted or mounted on an existing structure, shall meet the minimum accessory structure zoning setbacks for the zoning district in which located. The height of the structure shall not be taller than the maximum allowed height of a structure in the zoning district in which located. A ground-mounted solar collector shall meet the location standard in subsection (1)a. (Ord. of 7-12-1999, § 03.210; Amend. of 11-17-2008, § 2; Amd. of 8-3-2009, §§ 2, 6, 9; Amd. of 8-2-2010, § 1)

**Sec. 32-163. Accessory uses, nonresidential.**

Nonresidential uses may have a variety of accessory uses within the principal structure or in separate structures, provided they meet the following standards:

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(7) Active solar energy systems shall be allowed as an accessory limited use in all commercial or industrial zoning districts under the following standards:

a. Roof-mounted solar systems. In addition to the building setback, the collector surface and mounting devices for roof-mounted solar systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built.

1. Pitched roof mounted solar systems. For all roof-mounted systems other than a flat roof the elevation must show the highest finished slope of the solar collector and the slope of the finished roof surface on which it is mounted.

2. Flat roof mounted solar systems. For flat roof applications a drawing shall be submitted showing the distance to the roof edge and any parapets on the building.

3. The underlying zoning district maximum height for these systems shall be complied with.
    - b. Ground-mounted solar systems. Ground-mounted solar energy systems shall meet the minimum zoning setback for the zoning district in which located, or 25 feet, whichever is strictest. The height of the structure(s) shall not be taller than 25 feet in height.
    - c. Visibility. Active solar systems shall be designed to blend into the architecture of the building or be screened from routine view from public right-of-ways or adjacent residentially-zoned property using the standards found in section 32-264.
    - d. Approved solar components. Electric solar system components must have a UL listing.
    - e. Plan approval required. All solar systems shall require a limited use approval by the planning department.
      1. Plan applications. Plan applications for solar systems shall be accompanied by to-scale horizontal and vertical (elevation) drawings. The drawings must show the location of the system on the building or on the property for a ground mount system, including the property lines.
      2. Plan approvals. Applications that meet the design requirements of this section shall be granted administrative approval by the planning department.
    - f. Compliance with building code. All active solar systems shall meet approval of local building code officials, consistent with the North Carolina Building Code.
    - g. Compliance with electric code. All photovoltaic systems shall comply with the National Electrical Code, current edition.
    - h. No grid-intertie photovoltaic system shall be installed until evidence has been given to the planning department that the owner has been approved by the utility company to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.
- (Ord. of 7-12-1999, § 03.211; Amd. of 8-3-2009, §§ 8, 10)

**ARTICLE XIX. DEFINITIONS**  
**DIVISION 4. GENERAL DEFINITIONS**

**Sec. 32-1331. Definitions.**

*Solar.*

*Active solar system* means a solar energy system that transforms solar energy into another form of energy or transfers heat from a collector to another medium using mechanical, electrical, or chemical means.

*Building-integrated solar systems* means an active solar system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include but are not limited to photovoltaic or hot water solar systems that are contained within roofing materials, windows, skylights, and awnings.

*Grid-intertie solar system* means a photovoltaic solar system that is connected to an electric circuit served by an electric utility company.

*Off-grid solar system* means a photovoltaic solar system in which the circuits energized by the solar system are not electrically connected in any way to electric circuits that are served by an electric utility company.

*Photovoltaic system* means an active solar energy system that converts solar energy directly into electricity.

*Roof pitch* means the final exterior slope of a building roof calculated by the rise over the run, typically but not exclusively expressed in twelfths such as 3/12, 9/12, 12/12.

*Solar collector* means a device, structure or a part of a device or structure for which the primary purpose is to transform solar radiant energy into thermal, mechanical, chemical, or electrical energy.

*Solar collector surface* means any part of a solar collector that absorbs solar energy for use in the collector's energy transformation process. Collector surface does not include frames, supports and mounting hardware.

*Solar energy* means radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

*Solar energy system* means 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 generating, or water heating.

*Solar farm* means a use w[h]ere a series of solar collectors are placed in a[n] area for the purpose of generating photovoltaic power for an area greater than the principal use on the site. Also referred to as solar power plant and solar photovoltaic farm.

*Solar mounting devices* means devices that allow the mounting of a solar collector onto a roof surface or the ground.

**Houston County, Minnesota  
Zoning Ordinance (2011)**

**Section 28, General Provisions  
0110.2808 Solar Energy Systems and Solar Structures**

**Subdivision I. Permitted by District.** Solar energy systems and solar structures shall be a permitted use in all districts except the flood plain districts provided the system is in compliance with minimum lot requirements and setbacks. Within the flood plain district, solar structures shall be a conditional use.

**Subd. 2. Setback Exemptions.** Solar energy systems and solar structures may be exempted from setback, height, and lot coverage restrictions in all districts by variance.

**Subd. 3. Access to Sun Light.** In a residential zone, no owner, occupier, or person in control of property shall allow vegetation or structures to be placed or grow so as to cast a shadow on a solar energy system which is greater than the shadow cast by a hypothetical wall ten (10) feet high located along the boundary line of the property between the hours of 9:30 a.m. and 2:30 p.m. Central Standard Time on December 21 provided, however, this standard shall not apply to vegetation or structures which cast a shadow upon the solar energy system at the time of installation of the system.

**Subd. 4. Establishment of Right to Sun Light.** As a means of evidencing existing conditions, the owner of a solar energy system may file notarized photographs of the area with the County prior to installation of the system.

**Subd. 5. Violation Constitutes a Private Nuisance.** Violation of this standard shall constitute a private nuisance, and any owner or occupant whose solar energy system is shaded because of such violation, so that performance of the system is impaired, may have in tort for the damages sustained thereby and may have such nuisance abated.

**City of West Lake Hills, Texas  
Code of Ordinances (2011)**

**Chapter 22, Building Regulations  
Article 22.03 Construction Code  
Division 1. Generally**

**Sec. 22.03.009 Solar energy devices**

(a) Purpose. To help alleviate the growing energy shortage and lessen the reliance on increasingly uncertain power sources, it is the purpose of this section to encourage the use of solar energy for space heating and cooling in buildings and for heating water.

(b) Permitted uses. The use of solar energy devices for the purpose of providing energy is a permitted use within all zones, either as a part of a structure, or an independent structure. Solar energy devices shall be subject to the setback and height limitations affecting dwellings, garages, and other major improvements.

(c) Variances. Variances shall be granted from restrictions such as heights, setback and lot density where such variances are reasonable and necessary to assure unobstructed access to direct sunlight. Variances shall not be granted which would cause an unreasonable obstruction of direct sunlight to adjacent property if there is a reasonable probability of utilization of passive or active solar radiation on such adjacent property.

(1996 Code, sec. 14-79)