

Solar Revisions

Section 15-555 – Private solar energy collection systems

(2) Ground-mounted systems.

a. Use. Ground-mounted solar energy collection systems require a Special Use Permit.

ba. Location. Ground mounted systems shall not be located within any required setback and shall not be located within the front or corner side yard.

cb. Fencing. Any yard containing a ground mounted solar energy production system shall provide a fence along adjacent properties. The fence shall comply with article VII of this chapter. Systems on parcels larger than 2.5 acres and set back further than 35 feet from all lot lines are exempt from this standard.

de. Maximum height. The maximum height of a ground mounted solar energy production system, including any structural elements or energy producing elements, shall not exceed a height that is one foot less than the height of the fence provided in accordance with subsection (2)b of this section. Systems on parcels larger than 2.5 acres and set back further than 35 feet from all lot lines shall be limited to 10 feet in height at maximum tilt.

- i. Screening. Any systems taking advantage of the flexibility for parcels larger than 2.5 acres and setback further than 35 feet from all lot lines must incorporate some sort of screening (landscaping, fencing, etc.) to conceal their system from the public right-of-way and neighboring properties' view. This screening is subject to approval or modification by the Zoning Board of Appeals.

Table 15-409. Residential Districts-Permitted and Special Uses

	RE	R1	R2	RM
Residential				
Single-family dwellings	P	P	P	P
Two-family dwellings			P	P
Multifamily dwellings				P
Community-based housing, fewer than 8 occupants			P	P
Community-based housing, equal to or more than 8 occupants			S	S

Senior housing and community-based housing projects				P
RV residences, tents, and other structures not requiring an occupancy permit				
Commercial				
Home occupations conducted in accordance with the regulations prescribed in section 15-550	P	P	P	P
Daycare facilities and nursery schools	S	S	S	
Bed and breakfast		S	S	S
Boardinghouses, hotel, motel and lodginghouses				S
Institutional				
Place of worship	S	S	S	S
Hospitals, sanitariums not for mental, drug addict, or liquor addict cases			S	S
Nursing homes	S	S	S	S
Public and parochial schools and colleges	S	S	S	S
Community service organizations				S
Community Facilities (Public Service)				
Public utility, public facility, and public services, pumping stations, power stations, equipment buildings and installations, water storage tanks found by the village board of trustees to be necessary for the public health, safety, or welfare	S	S	S	S
Civic uses				P
Recreational				

Golf courses, public parks, and playgrounds	S	S	S	S
Private recreation parks and swim clubs	S	S	S	
Private recreation parks and swim clubs open to membership outside the homeowner or condominium owners' association				S
Other				
Apiary/bee keeping	P	P	P	
Chicken keeping	P	P	P	
Raising of fruit and nut trees, vegetables, and horticultural specialties	P	P		
Temporary outdoor portable storage unit	P	P	P	
<u>Private solar energy collection systems – Ground-mounted</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>