

Solar Energy System (SES) Ordinance 8-19-07

Executive Summary

SES Categories:

1. **Minor Accessory** (roof-mounted, building integrated, canopy, or supplies onsite demand)
 - Largely unregulated, no disincentives (consistent with existing ordinance)
2. **Major Accessory** (exceeds 125% of on-site demand, accessory use only, footprints 20-30% max)
 - 10-acre upland lot min &, 10% Tree Disturbance max (A-80 & S-1), screened from residential
3. **Principal** (all other SES's)
 - Limited to 8 sites total by 30-acre upland lot min, 60% Tree Disturbance max (A-80 & S-1)

Key Regulatory Strategies (for A-80 & S-1):

Minimum Lot Area -	Principal SES – 30 acres, Major Acc. SES - 10 acres
Solar Lot Coverage -	Principal SES – 60%, Major Acc. SES – 25%
Tree Disturbance Maximums -	Principal SES – 60%, Major Acc. SES – 10%
Tree Disturbance Setbacks -	100' from ROW, 400' from primary residential structures and 100' from residential property lines
Panel Locations-	100' from all property lines & sited to minimize impacts
Buffering/screening -	Extensive requirements including peer review and case-by-case buffer depths
Grading -	Restricted to the greatest reasonable extent possible
Interconnections -	All onsite cables to be underground to pad-mounted equipment
Fencing -	Barbed wire strictly prohibited, stockade fencing required if/where visible, 6-8 inch gap/spacing for critters
Process-	Special Use Permit required for Principal SES's in A-80 & S-1

Goals Served

Maintain rural character of Western Cranston

- By limiting the amount & locations of tree disturbance, siting & screening SES's appropriately, burying onsite poles, and providing farmers with a revenue option to keep them farming.

Enhance the City's capacity to acquire & preserve land

- By offsetting permanent development while creating new tax revenues which can be allocated to land or development rights acquisition.

Support renewable energy production

- By allowing various forms of SES's throughout the City with regulations tailored to respective zoning districts.

Maintain a healthy municipal budget

- By generating commercial tax revenue to relieve tax burden on the residents.

Minimize traffic congestion

- By allowing a development with no traffic generation.