

CITY OF BLAINE

ORDINANCE NO. 17-XXXX

**AMENDING SECTION 33.24 OF THE ZONING ORDINANCE OF THE CITY OF
BLAINE TO ALLOW FREE STANDING SOLAR ENERGY PANELS.**

CASE FILE NO. 17-0019

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in brackets with overstrike.)

Section 33.24 FREE STANDING SOLAR ENERGY PANELS

Intent: Generation of renewable energy is an important element that should be encouraged and incorporated into residential, commercial or institutional uses such as schools, churches and other public sites. Free standing solar power generation can take many forms, shapes and sizes and as technology moves forward will likely evolve into designs and methods that the City cannot envision today. The intent of this ordinance is to establish a general zoning framework for these facilities to be placed and operated within the City while at the same time protect property values, aesthetics and enjoyment of property.

- (a) Free standing solar generation is to be permitted in all zoning districts but must meet certain standards based on the type of zoning of the site intended for the solar installation.
- (b) Installations of freestanding (not roof mounted) solar, except for the exceptions noted below in section (c), will require the review and issuance of a Conditional Use Permit (CUP) by the City Council following a public hearing and recommendation by the Planning Commission.
- (c) Solar panel installations located in the rear yard of a single family dwelling that encompass less than 200 square feet of aggregate panel size shall not require a CUP. Likewise installation of solar panels in the rear yard of multi-family residential, commercial, industrial or institutional uses that encompass less than 400 square feet of aggregate panel size shall not require a CUP. Maximum height of solar panels (top edge) shall not exceed 14 feet.
- (d) All solar installations shall meet the parking setbacks as established by the particular zoning district. In the case of solar panels placed on single family lots the panels shall meet a 20-foot side or rear yard setback.
- (e) The CUP process may require plan changes related to setbacks, fencing, screening, angle orientation, height, panel design, support design and other restrictions or changes to project elements in order to minimize the impacts on adjacent property.
- (f) All solar installations shall be designed and placed so as to minimize sun glare.
- (g) Site Plan Approval is required with all solar installations that require a CUP.

INTRODUCED and read in full the XX day of XXXX, 2017.

PASSED by the City Council of the City of Blaine the ____ day of _____ 2017.