

ORDINANCE # 2011- 19

AMENDMENT TO THE KENDALL COUNTY ZONING ORDINANCE SECTION
4.19 "Solar Panels"

WHEREAS, Kendall County regulates development under authority of its Zoning Ordinance and related ordinances; and


WHEREAS, the Kendall County Board amends these ordinances from time to time in the public interest; and

WHEREAS, all administrative procedures for amendments have been followed including a Public Hearing held before the Kendall County Zoning Board of Appeals on June 27, 2011.

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Section 4.19 "Solar Panels" of the Kendall County Zoning Ordinance as provided in attached Exhibit "A".

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 19th day of July, 2011.

Attest:



Kendall County Clerk
Debbie Gillette



John Purcell
Kendall County Board Chairman

EXHIBIT A

4.19 SOLAR PANELS (*Amended 2/16/10*)

- A. Roof Mounted. Solar panels located on the roof of an existing structure shall be permitted in all districts.
- B. Freestanding. Solar panels located on the ground or attached to a framework located on the ground shall be classified as accessory structures. Freestanding solar panels shall be permitted if they comply with all of the following standards (Properties considered agriculturally exempt as defined in State Statute from building permits are further exempt from these standards with the exception of #3 listed below):
 - 1. The proposed system is no larger than necessary to provide 120 percent of the electrical and/or thermal energy requirements of the structure to which it is accessory as determined by a contractor licensed to install photovoltaic and thermal solar energy systems.
 - 2. The solar panels and supporting framework shall not exceed 12' in all districts with the exception of the agricultural district as measured from adjoining grade at base to the highest elevation of the equipment.
 - 3. The solar energy system including any appurtenant equipment is not located within any required setback areas within the respective zoning district.
 - 4. If the solar panels are visible from off-site, the solar panels are not located within 150 feet of a dwelling located on a lot other than the lot on which the solar energy system is located unless:
 - a. There are appropriate facades, walls, fences or landscaping that screen the solar panels and supporting framework from unobstructed view.
 - b. Reflection angles from collector surfaces are oriented away from neighboring windows.
 - c. The panels are mounted as close as possible to the ground while allowing adequate drainage and preventing vegetation from shading the panels.
 - 5. The solar panels are located so that they are not readily visible from public viewing areas including parks, roads and trails located to the south of the site.