

ATTACHMENT 1: Height Standards

	Belfast (In Process)	Westerly, RI (Mar. 2019)	York (Nov. 2018)	Agawam, MA (Apr. 2018)	Canton, MA (Apr. 2017)
What are the Height Standards?	<p>Exempts roof mounted systems from the building height requirement in all Zoning Districts and Shoreland Zoning Districts</p> <p>Regulates height based on setback from property line. A ground mounted system that is setback at least 50 feet from any property line cannot exceed 16 feet in height when oriented at maximum tilt.</p> <p>A ground mounted system that is setback at least 50 feet or more from any property line may be a maximum of 30 feet in height when oriented at maximum tilt.</p>	<p>For roof mounted systems, they must be on flat and minimally sloped roofs, solar devices shall be set back from the edge and/or behind architectural features and determined to have no adverse impact.</p> <p>For ground-mounted systems they cannot exceed 12 feet in height...as applicable to the highest point of the solar installation including the top of any support structure or panel. The Zoning Board may allow heights exceeding 12 feet as a special use permit.</p>	<p>Building integrated and roof mounted systems cannot exceed the maximum allowed building height or peak of the roof, whichever is greater, in the district they are proposed to be located. For non-residential uses, roof mounted solar energy systems are considered comparable to a building appurtenance and, for purposes of height measurement, shall be consistent with other building mounted mechanical devices or similar building appurtenances as determined by the CEO or PB.</p> <p>Small-scale ground mounted in residential districts shall not exceed 12 feet in height when oriented at minimum tilt to the vertical.</p> <p>Ground mounted in all other districts shall conform to the building/structure height requirement of the zoning district(s) in which they are permitted in.</p>	<p>Roof mounted solar energy systems cannot project beyond three feet above the peak of the roof and shall not be more than three feet above the roof surface to which they are attached.</p> <p>The height of a small-scale energy system shall not exceed 15 feet.</p>	<p>No structure can be constructed that exceeds 12 feet in maximum height for a large-scale (250kW or larger) ground mounted solar installation.</p>