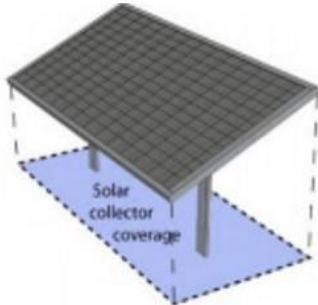


ATTACHMENT 3: Lot Coverage Standards

	Belfast (In Process)	York (Nov. 2018)	Dekalb County, IL (Mar. 2018)	Portland, ME (Nov. 2016)	Delaware Valley Regional Planning Commission (Feb. 2015)
<p>What are the Lot Coverage Standards?</p>	<p>A solar energy system (in combination with other uses on a property), regardless of its size, has to comply with lot coverage standards that apply to a respective Zoning or Shoreland Zoning District.</p> <p>Only the paved, mounting block, or otherwise impervious areas of sites on which a ground-mounted solar energy system is installed shall be counted in the lot coverage calculation.</p>	<p>For any size solar energy systems, lot coverage and surface are square footage (or solar collector coverage/horizontal projected area) is calculated by measuring the total surface area of the solar collector at maximum tilt to the vertical that occupies a given space or mounting surface (See Figure 1).</p>  <p style="text-align: center;">Figure 1</p>	<p>Roof or building mounted solar energy systems, excluding building-integrated systems, have to allow for adequate roof access for fire-fighting purposes to the south-facing or flat roof upon which the panels are mounted. Ground-mounted private solar energy systems are be exempt from impervious surface calculations if the soil under the collector is not compacted and maintained in vegetation. Foundations, gravel, or compacted soils are considered impervious.</p>	<p>The only mention in the Solar Energy ordinance is that the physical size definition is different from the area that would be the basis for calculating the impervious surface associated with the system. The physical size definition being the physical size of the panels based on total airspace occupied over the ground, or the grid area for ground mounted arrays. Impervious surface is defined as “any surface which does not absorb rain and includes all buildings, roads, sidewalks, parking areas, and any areas paved with bricks, concrete or asphalt.</p>	<p>This organization put out a report for communities in Delaware that establishes a framework for developing solar energy ordinances. They have 3 recommendations:</p> <p><u>Option 1:</u> The most permissive option which refers to ground-mounted solar as “pervious coverage” as long as pervious conditions are maintained underneath the photovoltaic cells, panels and arrays.</p> <p><u>Option 2:</u> The most restrictive option which refers to the total horizontal projection area of all ground mounted and freestanding solar collectors, including solar photovoltaic cells, panels, arrays and inverters as impervious coverage.</p> <p><u>Option 3:</u> An option for communities who want to classify the system as partially but not fully impervious. For example, if the total horizontal projection of a solar energy system is 100 square feet, only XX square feet will count towards the impervious coverage standard.</p>