

Sec. 16-279. - Solar energy collection system.

- (a) When a solar energy collection system is installed on a lot, accessory structures or vegetation on an abutting lot shall not be located so as to block the solar collector's access to solar energy. The portion of a solar collector that is protected is that portion which:
- (1) Is located so as not to be shaded between the hours of 10:00 a.m. and 3:00 p.m. by a hypothetical 12-foot obstruction located on the lot line; and
 - (2) Has an area not greater than one-half of the heated floor area of the structure, or the largest of the structures served.
- (b) Subsection (a) of this section does not apply to accessory structures or vegetation existing in any abutting lot at the time of installation of the solar energy collection system, or on the date of adoption of this chapter, whichever is later. Subsection (a) of this section controls any accessory structure erected on, or vegetation planted in, abutting lots after the installation of the solar energy collection system.
- (c) A statement that a solar energy collection system has been installed on a lot, and a right to solar access is claimed, shall be filed and recorded with the county clerk on the day the building permit for the improvement is issued. A copy of the recorded statement shall be provided to the community development department by the person owning the solar energy collection system. The solar energy collection system must be completed and have a final inspection by the county building inspector within one year from the statement's recorded date.

(Ord. No. 85-210, § 3, 1994; Code 1985, § 17.40.090)