

Chapter 415. Solar Energy Systems

§ 415-2. Accessory solar energy systems.

- A. Legislative intent. In order to accommodate alternative and renewable forms of energy production across the Village, while regulating the visual impacts of any such form, accessory solar energy systems, as defined in this chapter, may be allowed as specified herein.
- B. Solar energy systems are permitted as an accessory use in all residential zoning districts in the Village, subject to certain requirements as set forth herein.
- C. Height. Solar energy systems must meet the following height requirements:
 - (1) Building- or roof- mounted solar systems may exceed the maximum allowed height in any zoning district by one foot. Any building which is preexisting nonconforming in terms of height requirements may be increased by one foot, provided that any such system shall comply with the other provisions of the Village of Mastic Beach Zoning Code. For purposes of height measurement, solar systems other than building-integrated systems shall be considered to be mechanical devices and are restricted consistent with other building-mounted mechanical devices.
 - (2) Ground- or pole-mounted solar systems shall not exceed six feet in height when oriented at maximum tilt.
- D. Setback/location. Solar energy systems must meet the accessory structure setback and location requirements set forth in the zoning.
 - (1) Roof-mounted solar systems. In addition to the building setback, the collector surface and mounting devices for roof-mounted solar systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built. Exterior piping for solar hot-water systems shall be allowed to extend beyond the perimeter of the building on a side or rear yard exposure.
 - (2) Ground-mounted solar systems. Ground-mounted solar energy systems may not extend into the required rear yard accessory setback when oriented at minimum design tilt.
- E. Visibility. The design of the solar energy system shall make best efforts to blend into the architecture of the building or be screened from routine view from public rights-of-way. The color of the solar collector shall be, to the extent possible, consistent with the roofing materials on which it is mounted.
 - (1) Building-integrated photovoltaic systems. Building-integrated photovoltaic solar systems shall be allowed regardless of visibility, provided

that the building component in which the system is integrated meets all required setback and regulations for the district in which the building is located.

- (2) Solar systems with mounting devices. Any solar system that meets one of the following standards will be deemed to meet the visibility requirements of this section:
 - (a) Meets the standards for use of the solar energy system fast-track permit application; or
 - (b) Is not visible from the closest edge of any public right-of-way other than an alley; or
 - (c) Is a roof-mount system that is visible from the nearest edge of the street frontage right-of-way but does not have a highest finished pitch more than 5% steeper than the roof pitch on which the system is mounted and is no higher than 10 inches above the roof.
- (3) Coverage. Roof- or building-mounted solar systems, excluding building-integrated systems, shall be set back from the roof edge or ridge with a clear path of a minimum of 18 inches each.
- (4) Ground-mounted solar systems. A ground-mounted solar energy systems shall be screened with perimeter plantings, to consist of evergreen plantings having a minimum height of 4 feet at the time of installation, and shall not be set back more than five feet from said system.

- F. Approved solar components. Electric solar system components must be certified as meeting the Underwriters' Laboratories (UL) Standard 1703, and the inverter conforms to UL Standard 1741. Solar hot-water systems must be certified by the Solar Rating and Certification Corporation. The solar system must be certified by a licensed professional that said system is anchored in such a manner consistent with the New York State Building Code, including but not limited to wind load requirements, and for a roof-mounted solar system, has a roof load not exceeding six pounds per square foot.
- G. All solar collector installations must be performed by a qualified solar installer; and prior to operation, the electrical connections must be inspected by an appropriate electrical inspection agency as determined by the Building Department. In addition, any connection to the public utility grid must be inspected by the appropriate public utility.
- H. When solar storage batteries are included as part of the solar collector system, they must be placed in a secure container or enclosure meeting the requirements of the New York State Building Code when in use, and when no longer used shall be disposed of in accordance with the applicable laws and regulations.
- I. Electric solar system. A sign shall be installed on the utility meter and at any alternating-current (AC) disconnect switch indicating that there is an operating solar electric co-generating system on site.
- J. Decommissioning. The facility owner and operator shall, at its expense, complete decommissioning of the accessory solar energy system within 12 months after the end of the useful life of said system. The accessory solar energy system will presume to be at the end of its useful life if no electricity is generated for a continuous period of 12 months. Decommissioning shall include removal of the collectors, mount and any other associated equipment and facilities by no later than 90 days after the end of the twelve-month period.
- K. Administration.

- (1) The Chief Building Inspector shall promulgate such rules, procedures, application forms, and certificates as may be required to effectively implement the solar-energy system fast-track permit application.
- (2) The filing fee for an accessory solar energy system permit shall be \$50.
- (3) The permit shall be issued within 14 days of the submittal of a complete application.
- (4) Solar energy systems meeting the standards contained herein shall not require Architectural Review Board review.
- (5) The Building Department shall maintain a list, by address, of all solar installations, which shall be made available to all relevant first responder organizations.