

Topic: Solar Energy; Zoning; Historic District Preservation
Resource Type: Regulations
State: New York
Jurisdiction Type: Municipality
Municipality: Town of North Castle
Year: 2016
Community Type – applicable to: Suburban
Title: Town of North Castle, New York Code § 258-4. Permitting
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Abstract

Chapter 258 of the Town of North Castle, New York Code is titled Solar Infrastructure Siting. § 258-4(N) allows historic district preservation plans to incorporate solar technologies, if a Certificate of Appropriateness has been issued by the Town’s Landmark Preservation committee.

Resource

§ 258-4. Permitting

N. Installations in designated historic districts shall require a certificate of appropriateness from the Town’s Landmark Preservation Committee.

See separate PDF for all of § 258.4.

§ 258-4. Permitting.

- A. No small- or large-scale solar energy system or device shall be installed or operated in the Town of North Castle except in compliance with this chapter.
- B. To the maximum extent practicable, the accommodation of solar energy systems and equipment and the protection of access to sunlight for such equipment shall be encouraged in the application of the various review and approval provisions of the Town Code.
- C. Small- and large-scale rooftop solar collectors shall be permitted in all zoning districts.
- D. Building-integrated photovoltaic systems shall be permitted in all zoning districts.
- E. Building permits shall be required for installation of all solar collectors.
- F. Height limitations of the Town shall be applicable to solar collectors and all ancillary equipment.
- G. Placement of solar collectors on flat roofs shall be permitted in nonhistoric districts, provided that panels do not extend horizontally past the roofline.
- H. Small- and large-scale ground-mounted and freestanding solar collectors shall not be permitted in residential zoning districts of the Town.
- I. Small-scale ground-mounted and freestanding solar collectors shall be permitted in all nonresidential zoning districts of the Town via Planning Board site plan approval.
- J. Large-scale ground-mounted and freestanding solar collectors shall be permitted in all nonresidential zoning districts of the Town via Town Board special use permit and Planning Board site plan approval.
- K. Where permitted, all small- and large-scale ground-mounted and freestanding solar collectors shall be subject to the following conditions:
 - (1) Building permits are required for the installation of all ground-mounted solar collectors.

- (2) The location of the solar collector meets all applicable setback requirements for principal structures in the zoning district in which it is located.
 - (3) The height of the solar collector and any mounts shall not exceed eight feet when oriented at maximum tilt. However, additional height may be permitted via Town Board special permit when the solar installation shall be used to provide a roof structure for parked vehicles.
 - (4) Solar energy equipment shall be located in a manner to minimize view blockage for surrounding properties and shading of property to the north, while still providing adequate solar access for collectors.
 - (5) Freestanding solar energy collectors shall be adequately screened through the use of architectural features, earth berms, landscaping, or other screening that will harmonize with the character of the property and surrounding area.
- L. Solar-thermal systems. Solar-thermal systems are permitted in all zoning districts, subject to securing Planning Board site plan approval and building permits for the installation of all solar-thermal systems.
- M. Solar energy systems and equipment shall be permitted only if they are determined by the Town not to present any unreasonable safety risks, including, but not limited to, the following:
- (1) Weight load.
 - (2) Wind resistance.
 - (3) Ingress or egress in the event of fire or other emergency.
- N. Installations in designated historic districts shall require a certificate of appropriateness from the Town's Landmark Preservation Committee.