

Topic:	Solar Energy; Zoning
Resource Type:	Regulations
State:	New York
Jurisdiction Type:	Municipality
Municipality:	Town of Southampton
Year:	2016
Community Type – applicable to:	Suburban
Title:	Town of Southampton Code § 330-76(L) – Solar energy systems.
Document Last Updated in Database:	June 11, 2018

Abstract

The Town of Southampton, New York amended its zoning code to allow roof-mounted and ground-mounted solar energy systems as accessory uses in all zoning districts when the primary use on a lot is for producing electricity for on-site consumption. If solar energy equipment is visible from the public right-of-way, it shall match the color scheme of the underlying structure.

Resource

Chapter 330: Zoning

Article XV: Supplemental Use and Dimensional Regulations

§ 330-76. Placement of accessory buildings, structures and uses in all districts.

(L) Solar energy systems. All such systems are permitted as an accessory use in all zoning district when the primary purpose is for producing electricity or thermal energy for on-site consumption.

1. Roof-mounted solar energy systems.
 - a. All such systems are subject to the requirements of § 123-39.1.
 - b. Height: shall not exceed the maximum height restrictions of the zoning district within which they are located.
 - c. Aesthetics. Roof-mounted solar energy system installations shall incorporate the following design requirements:
 1. When feasible, solar energy equipment shall be installed inside walls and attic spaces to reduce its visual impact. If solar energy equipment is installed externally, then it shall be placed in the side or rear yard of the subject building so as not to be visible from a public right-of-way. If solar energy equipment is visible from a public right-of-way, it shall match the color scheme of the underlying structure.
 2. Panels facing the front yard must be mounted at the same angle as the roof's surface, with a maximum distance of six inches between the roof and highest edge of the system.
2. Ground-mounted solar energy systems.
 - a. Maximum height shall not exceed 10 feet.

- b. Shall adhere to the setback requirements pursuant to § 330-77G, as well as transition yard requirements pursuant to § 330-83, as may be applicable, but in no case shall it be located closer than 10 feet to any property line.
- c. All such systems shall be installed in the side or rear yards.