

Topic:	Solar Energy; Zoning
Resource Type:	Regulations
State:	California
Jurisdiction Type:	Municipality
Municipality:	City of Lancaster
Year:	2013
Community Type – applicable to:	Urban; Suburban
Title:	City of Lancaster, California Code § 17.08.305- Implementation of solar energy systems
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Abstract

The City of Lancaster, California’s solar energy system implementation regulation requires all new single-family homes to have a solar energy system in order to receive a building permit. The mandate includes subdivisions, requiring the subdivider to meet the aggregate energy generation requirement within the subdivision (as calculated by the per-unit energy generation requirement multiplied by the number of homes in the subdivision). Alternatively, a homebuilder may choose to meet the solar energy generation requirement by purchasing solar energy credits from another solar-generating development located within Lancaster.

Resource

17.08.305 – Implementation of solar energy systems

- A. Purpose and intent. It is the purpose and intent of this section to provide standards and procedures for builders of new homes to install solar energy systems in an effort to achieve greater usage of alternative energy.
- B. Applicability. These specific standards are applicable for all new single-family homes with a building permit issuance date on or after January 1, 2014.
- C. Provision of solar energy systems.
 1. A builder shall provide solar energy systems for new detached single family homes in accordance with the energy generation requirements as listed in Section 17.08.060 of the Lancaster Municipal Code. It is intended that no individual installed systems shall produce less than .2 watts per square foot of each home built by the builder. For example, a 2,000 square foot home would require builder to install a 4 kW system. A builder may also adjust the amount of solar installed after demonstrating to the building official that the zero net energy requirements can be met with the installation of a smaller system.
 2. Installation of solar energy systems is required for all new single family detached homes with a production subdivision. A builder may also meet the solar requirement by paying a solar mitigation fee based on the square footage of the living space of each home that is built.

3. Builders shall demonstrate through building plan check their intention to meet the solar zero net energy requirement.
 4. Builders shall build solar energy systems on model homes, reflective of the products that will be offered to homebuyers.
 5. If a tract is built in phases, the solar energy generation requirement shall be fulfilled for each phase, or release of homes.
 6. Solar energy systems shall meet the development standards and guidelines as described in the Lancaster Zoning Code.
 7. Solar energy systems for multi-family developments may be provided on rooftops, or on solar support/ shade structures.
 8. Accessory dwelling units (ADU) that are exempt from the zero net energy requirements.
 9. New single family residential units that comply with the zero net energy requirements shall not be required to comply with the landscaping and irrigation requirements of Section 17.08.110.A.12 and Section 8.30.040.B of the Lancaster Municipal Code with respect to the rear yard area.
- D. Alternative methods of compliance. If site-specific situations make it impractical for a builder to meet the requirements of this section, the builder may propose an alternative method of compliance with the intent of this section. An alternative method of compliance shall be approved where the building official finds that the proposed alternative is satisfactory and complies with the intent of the provisions of this section.