

Sec. 24-84. - Solar panels.

- (a) In residential areas, the location of solar panels shall be placed in such a manner as to not cause glare onto roadways or adjacent properties.
- (b) A plan showing the proposed location of solar panel(s), the arrangement of the panels, distance from the roof, pitch of the finished roof, and distance from the proposed site improvements to all property lines.
- (c) Solar energy system components must have a UL listing and must be designed with anti-reflective glare coatings to minimize solar glare.
- (d) Written authorization from the local public utility company acknowledging that it has been informed of the applicant's intent to install an interconnected customer-owned generator and that it also approves of such connections.
- (e) Roof-mounted solar collector systems shall meet the following standards:
 - (1) Roof-mounted accessory collector systems shall not extend above the ridge-cap or exceed the height restriction of the district.
 - (2) The collector surface and mounting devices for roof-mounted systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built.
 - (3) 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.
 - (4) Roof mounted systems shall not be located within three feet of any peak, eave, or valley of the roof to maintain pathways of accessibility.
 - (5) Roof mounted systems shall be mounted parallel to the roof at the same pitch or no greater than five percent steeper than the roof.
 - (6) Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto other properties or public access areas.
 - (7) Mounting hardware and framing shall be non-reflective or matte black in color.
 - (8) Roof mounted systems shall provide, as a part of the permit application a design review and structural certification from a South Carolina registered engineer.
- (f) The site shall adhere to the applicable sections of the International Building Code at time of construction and throughout the operation of the accessory use.
- (g) Solar farm—Where a series of ground mounted solar collectors (minimum of three) are placed in an area for generating photovoltaic power for resale purposes must also meet the following conditions.
 - (1) A letter from a registered South Carolina engineer stating that the panels are placed in such a way as to not be offensive to traffic or residences.
 - (2) No structure shall achieve a height greater than 20 feet.
 - (3) A fence of at least six feet in height must control access to the site with a vegetative landscape buffer meeting the requirements of section 24-107 provided between the fencing and the property line.
 - (4) Solar farms, which have not been in active and continuous service for a period of one year, shall be removed at the owner or operators expense, and the site shall be restored to as natural condition as possible within six months of removal.
 - (5) The manufacturers' or installers' identification and appropriate warning signage shall be posted at the site in a clearly visible manner.
 - (6) A sign containing the contact information for the responsible party shall be posted in a clearly visible manner.

- (7) Solar farms shall meet the setback, height, and coverage requirements of section 24-32.
- (8) On-site power lines shall, to the maximum extent practicable, shall be placed underground.
- (9) Solar farms shall not be adjacent to any airport.

(Ord. No. 17-18-723, § 1(Exh. A), 9-5-2017)