



Planning Commission
App. No. 042-2014 TA

Zoning Text Amendment Westfield Township

Meeting: June 2, 2014
Applicant: Westfield Township Zoning Commission
Hearing: TBA (Zoning Commission)
Amendment: Article II, General Regulations, Section 205 Accessory Structures and Uses
Reviewer: Susan Hirsch

Proposed Amendments: The proposed amendment provides for a new Subsection L, Solar Panels within Section 205 Accessory Structures and Uses of Article II General Regulations. This amendment proposed by the Westfield Township Zoning Commission provides for Solar panels as a permitted accessory use in all districts.

ARTICLE II GENERAL REGULATIONS

Section 205 ACCESSORY STRUCTURES AND USES

L. SOLAR PANELS

Solar panels are a permitted accessory use, subject to the following requirements:

1. Ground-mounted solar panels shall be located in the side or rear yard only in accordance with the setbacks established for all accessory uses, and shall not exceed the height requirement for all accessory uses of twelve (12) feet in height.
2. Roof-mounted solar panels on the principal building shall be installed on the plane of the roof material (flush mounted) or made part of the roof design (e.g. utilizing capping or framing compatible with the color of the roof or structure), but shall not extend more than eight inches from the roof surface.

Staff Comments: Confirm with your solar experts that eight inch extension is adequate to function efficiently.

3. All solar panel installations shall comply with all applicable building, plumbing, and electrical codes.
4. There is no limit on the number of solar modules or arrays installed on each property, except for the following:
 - a) Solar energy commercial operations are prohibited.

Staff Recommendation: Staff recommends the MCPC **APPROVE** the proposed amendment to Article II, General Regulations, Section 205 of the Westfield Township Zoning Resolution by adding Subsection L. Solar panels.

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