

Excerpt from UDC Section 5.16.6, Accessory Uses and Structures:

N. Solar Energy System

1. In Multiple-Family, Mixed Use and Nonresidential and Special Purpose Zoning Districts, a SES is permitted subject to the requirements listed below and Section 5.16.6A Accessory Uses and Structures, except when the Principal Use is Single-Family Dwelling the standards provided in Section 5.16.6O shall apply.

A site plan is not required and there shall be no maximum size of a SES if it complies with the standards below:

- a. The SES shall result in no increase of impervious surface to the overall site.
- b. No required landscaping or landmark trees shall be removed or affected by the installation of the SES.
- c. No removal of required parking.
- d. A SES shall have a maximum height of 21 feet.
- e. A SES shall have a minimum of 90% of the surface covered by active solar collectors.
 - a. Applicant shall submit documentation demonstrating that the location and dimensions of the SES shall not interfere with vehicular and non-motorized safety, circulation and visibility

2. **Installation, Use, and Maintenance**

- a. The SES shall be installed, maintained, and used only in accordance with the manufacturer's specifications.
- b. The SES and its installation and use shall comply with the Michigan Building Code, the Michigan Electrical Code and any other applicable State codes, and installation of a SES shall not commence until all necessary permits have been issued.

5.1.2 Site Plans

A site plan is required to construct, install or place any Building or site improvement or remove or disturb any Natural Features in accordance with the requirements and standards in this chapter, unless an exemption for that type of Building, site improvement, or activity is listed in subsection A below.

A. Applicability

An approved site plan shall be required before applicable permits may be issued for any form of construction or removal or disturbance of any Natural Features, except for:

1. Construction of or addition to one Single-Family or Two-Family Dwelling or Accessory Structure on a parcel zoned solely for residential purposes.
2. Removal or disturbance of any Natural Features on a Lot which contains one Single-Family or Two-Family Dwelling and is zoned solely for residential purposes.
3. Construction solely on the interior of a Building that does not increase Floor Area.
4. Construction of a Solar Energy System, subject to the standards listed in Section 5.16.6.N
5. Construction, erection, or placement of the following:
 - c. Signs.
 - d. Retaining walls; Fences; buffer walls.
 - e. Curb carts for solid waste; and dumpsters used for commercial recyclables and related screening that encloses up to 100 square feet.
 - f. Fire escapes.
 - g. Sidewalks.
 - h. Wireless Communication Antennas and associated facilities located on Buildings or on other existing Structures or on previously approved and constructed Wireless Communications Towers; Dish Antennas and windmills located on Buildings.
 - i. Lights; poles.
 - j. Cooling, heating or mechanical equipment when located on a Building or occupying a ground area of less than 100 square feet.
 - k. One Accessory Building up to 240 square feet and up to 14 feet in height, for storage or other nonhabitable use, subject to all dimensional standards of the zoning district in which it is located.