

THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 23-75

INTRODUCED BY: Nickell, Krejci, Webber
Co-Sponsor: Marnecheck

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART 14 BUILDING AND HOUSING CODE, TITLE SIX MISCELLANEOUS BUILDING REGULATIONS, CHAPTER 1477 REGULATIONS FOR THE USE AND INSTALLATION OF SOLAR ENERGY SYSTEMS, SECTION 1477.04 STANDARDS, AND DECLARING AN EMERGENCY

WHEREAS: It has been determined to be necessary to amend the Codified Ordinances of the City of North Royalton, Part 14 Building and Housing Code, Title Six Miscellaneous Building Regulations, Chapter 1477 Regulations for the Use and Installation of Solar Energy Systems, Section 1477.04 Standards to enact regulations for the safe, effective and efficient use of solar energy systems within the City of North Royalton; and

WHEREAS: Council desires to provide for these amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA AND STATE OF OHIO, THAT:

Section 1. Part 14 Building and Housing Code, Title Six Miscellaneous Building Regulations, Chapter 1477 Regulations for the Use and Installation of Solar Energy Systems, Section 1477.04 Standards of the Codified Ordinances of the City of North Royalton is hereby amended as follows:

1477.04 STANDARDS

(a) General

- (1) No ground mounted solar energy system shall be visible from the street or alley adjacent to the front of the main dwelling, main building or main structure.
- (2) Roof mounted solar energy systems shall not be located within 3 feet of the roof line in any direction including the peak. Roof mounted panels on a sloped roof shall not show any apparent change in relief or projection of any roof elevation. Roof mounted panels on a flat roof shall not project vertically more than 5 feet from the surface of the roof.
- (3) Ground mounted solar panels may not exceed 6 feet average in height as measured from the natural grade and shall be designed and constructed to support all snow, wind and seismic loads.
- (4) Within Residential R1-A, R1-B, RM-D, and RRZ Zones, the permitted square footage of ground mounted solar panels shall not exceed 25% of rear yard area within the width of the main dwelling, main building or main structure and shall not encroach upon required rear and side setbacks as defined in this section. The total square footage is to be determined by the dimensions of the panel regardless of mounted angle.

(b) Setbacks

- (1) A ground mounted solar energy system or systems shall not project past the width of the main dwelling, main building or main structure. Rear yard and Side yard setbacks shall be a minimum of ten (10) feet measured from the property line.
- (2) A solar energy system or systems shall not be located in the front or side yards.
- (3) Roof mounted solar energy systems shall not be placed on the roof that fronts the street; also applies to corner lots with two fronts.

(c) Access

All ground mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access. All conductors supplying power to the equipment shall be underground.

(d) Appearance. Color and Finish

The solar energy system shall remain painted or finished in the color or finish that was originally applied by the manufacturer, unless a different color or finish is approved by Planning Commission and Council.

(e) Signs

There shall be no signs that are visible from any public road posted on a solar energy system or any associated building, except *that the structure shall be clearly marked on the exterior of the building at the location of the public electric service entry indicating the presence of alternative energy sources and providing information* for the manufacturers or installers identification, *emergency contacts*, appropriate warning signs or owner identification.

(f) Utility Interconnection and Notification

Solar energy systems that connect to the electrical utility shall comply with Ohio's Interconnection Standards, NEC Standards and the standards of the utility and all other applicable standards.

(g) Mounting

No type of solar energy system may be mounted to any accessory structure.

(h) Screening

All ground mounted solar energy system or systems shall be screened from view with a fence or vegetation to an average maximum height of six (6) feet measured from natural grade and shall be installed and constructed as outlined in Section 1467 of the Codified Ordinances of the City of North Royalton. A separate permit shall be required.

(i) **Electrical Disconnects**

Electrical disconnects for solar energy systems shall be clearly marked and placed on the exterior of the structure at the location of the public electric service entry.

(j) Variance

The applicant may apply to the Board of Zoning Appeals for a variance for subsections (a)-(i).

Section 4. This Ordinance shall supersede all previously adopted ordinances in direct conflict herewith.

Section 5. Section 1477.04 of the Codified Ordinances of the City of North Royalton is hereby amended as provided for herein and all other provisions of this section shall remain in full force and effect.

Section 6. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 7. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that it is immediately necessary to amend the Codified Ordinances of the City of North Royalton, Part 14 Building and Housing Code, Title Six Miscellaneous Building Regulations, Chapter 1477 Regulations for the Use and Installation of Solar Energy Systems, Section 1477.04 Standards to enact regulations for the safe, effective and efficient use of solar energy systems within the City of North Royalton.

THEREFORE, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

/s/ Paul F. Marnecheck
PRESIDENT OF COUNCIL

APPROVED: /s/ Larry Antoskiewicz
MAYOR

DATE PASSED: July 18, 2023

DATE APPROVED: July 25, 2023

ATTEST: /s/ Dana A. Schroeder
DIRECTOR OF LEGISLATIVE SERVICES

First reading June 20, 2023
Second reading July 5, 2023
Third reading July 18, 2023
Amended July 18, 2023

YEAS: Marnecheck, Nickell, Krejci,
Dietrich, Webber, Vos

NAYS: none

ABSENT: Barath