

Sec. 23-43. Accessory uses, buildings and structures.

(g) *Solar Energy System Regulations.*

- (1) *Purpose.* The purpose of this ordinance is to oversee the permitting of solar energy systems and preserve and protect public health and safety without significantly increasing the cost or decreasing the efficiency of a solar energy system (per Wis. Stat. §66.0401).
- (2) *Definitions.* The definitions identified in this section shall apply to this section and shall prevail in the event any inconsistency exists between these definitions and the definitions set forth in Article II of this chapter.
 - a. Building-integrated Solar Energy Systems means a solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include but are not limited to photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.
 - b. Ground-mount means a solar energy system mounted on a rack or pole that rests or is attached to the ground.
 - c. Photovoltaic System means a solar energy system that converts solar energy directly into electricity.
 - d. Roof-mount means a solar energy system mounted on a rack that is fastened to or ballasted on a structure roof. Roof-mount systems are accessory to the principal use.
 - e. Solar Collector means a device, structure or a part of a device or structure for which the primary purpose is to transform solar radiant energy into thermal, mechanical, chemical, or electrical energy. The collector does not include frames, supports, or mounting hardware.
 - f. Solar Energy means radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.
 - g. Solar Energy System means a device, array of devices, or structural design feature, the purpose of which is to provide for generation or storage of electricity from sunlight, or the collection, storage and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating.
 - h. Solar Hot Water System means a system that includes a solar collector and a heat exchanger that heats or preheats water for building heating systems or other hot water needs, including residential domestic hot water and hot water for commercial processes.
- (3) *Permitted solar energy systems.* Solar energy systems are permitted as an accessory use in all zoning districts subject to requirements as set forth below.
 - a. Development standards
 1. Setbacks. Solar energy systems must meet the following setback requirements:
 - (a) Building-integrated or roof-mount solar energy systems attached to a principal building shall comply with the setbacks required for a principal building in the underlying zoning district.
 - (b) Building-integrated or roof-mount solar energy systems attached to an accessory building or structure shall comply with the setbacks required for an accessory building or structure in the underlying zoning district.

