



DRAFT

ORDINANCE NO. 2023-_____

CITY OF ARDEN HILLS
RAMSEY COUNTY, MINNESOTA

AN ORDINANCE AMENDING CHAPTER 13,
OF THE ARDEN HILLS CITY CODE
CONCERNING THE ACCESSORY USE OF
SOLAR ENERGY SYSTEMS

THE CITY COUNCIL OF THE CITY OF ARDEN HILLS, MINNESOTA, ORDAINS:

SECTION 1. Chapter 13 – Zoning Code, Section 1320 – District Provisions, Subsection 1320.05 – Land Use Chart, **is hereby amended by replacing the chart in its entirety** as follows:

1320.05 Land Use Chart.

See attached Attachment “A” for the Land Use Chart with the addition of Solar Energy Systems as an Accessory Use in the R-1, R-2, and R-3 Zoning Districts.

SECTION 2. Chapter 13 – Zoning Code, Section 1325 – General Regulations, Subsection 1325.02 – Accessory Uses, is hereby amended by adding a Subdivision 7 as follows:

Subd. 7 Solar Energy Systems.

A. Solar energy systems are an accessory use in the R-1, R-2, and R-3 Zoning Districts subject to the following requirements:

1. Height. Solar energy systems must meet the following height requirements:

a. Roof- mounted solar energy systems shall not exceed the maximum allowed building height in any zoning district.

b. Ground- or pole-mounted solar energy systems shall not exceed 15 feet in height or the height of the principal structure to which it is accessory, whichever is lower, when oriented at maximum tilt.

2. Setback. Solar energy systems must meet the accessory structure setback for the zoning district in which the system is located.

a. Roof-mounted systems: Consistent with the required building setback, the collector surface and mounting devices for roof-mounted solar systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a side yard exposure.

b. Ground- or pole-mounted solar energy systems are only permitted in rear yards and may not extend into the required rear yard accessory structure setback when oriented at minimum design tilt.

3. Visibility. Solar energy systems shall be designed to blend into the architecture of the building, and minimize the view from public rights-of-way other than alleys as well as adjacent property to the extent that doing so does not affect the cost or efficacy of the system. The color of the solar collector is not required to be consistent with other roofing materials.

a. Building integrated photovoltaic systems. Building integrated photovoltaic solar energy systems shall be allowed regardless of whether the system is visible from the public right-of-way, provided the building component in which the system is integrated meets all required setbacks and regulations for the district in which the building is located.

b. Solar energy systems with mounting devices.

i. Roof-mounted systems on pitched roofs that are visible from the nearest edge of the street frontage right-of-way shall not have a highest finished pitch steeper than the roof pitch on which the system is mounted, and shall be no higher than 12 inches above the roof.

ii. Roof-mounted systems on flat roofs that are visible from the nearest edge of the street frontage right-of-way shall be no higher than five feet above the finished roof.

iii. Ground-mounted solar energy systems shall not be visible from the nearest edge of the right-of-way. Proposed systems that would be visible from the nearest edge of the street frontage right-of-way or immediately adjacent residential properties shall be screened to the extent possible without reducing their efficiency. Screening may include walls, fences or landscaping.

c. All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector affecting adjacent or nearby properties.

4. Coverage. Solar energy systems are subject to lot coverage and impervious surface requirements of the underlying zoning district.

a. Roof-mounted solar energy systems shall be subject to the Building Code to ensure the system meets the wind load standards for the roof and to ensure ready roof access in the event of a fire or other safety occurrence whereby roof access is needed.

b. The surface area of ground –or pole-mounted systems shall be factored as part of the maximum lot coverage by structure and shall not exceed the regulations of the underlying zoning district.

c. The surface area of ground- or pole-mounted systems shall be treated as impervious coverage as regulated for each zoning district. If the soil under the panel array(s) contains vegetative ground cover, the Zoning Administrator may consider allowing additional impervious coverage. Allowed impervious coverage may be increased by up to ten percent above maximum lot coverage for the zoning district provided 100 percent of the excess is accounted for by an approved ground- or pole-mounted solar energy system.

d. Ground- or pole-mounted systems shall be counted as an accessory structure.

5. Plan Approvals. All solar energy systems shall require the issuance of a building permit.

a. Applications that meet the requirements of this policy shall be granted zoning approval by the Zoning Administrator. Plan approval by the Zoning Department does not indicate compliance with Building Code or Electric Code.

b. A building permit application for a solar energy system shall be accompanied by scaled horizontal and vertical elevation drawings. The drawings must show the location of the system on the building, or on the property for a ground- or pole-mounted system, including the property lines.

i. For all roof-mounted systems other than a flat roof the elevation drawings shall show the highest finished slope of the solar collector and the slope of the finished roof surface on which it is mounted.

ii. For flat-roof applications a drawing shall be submitted showing the distance to the roof edge and any parapets on the building and shall identify the height of the building on the street frontage side, the shortest distance of the system from the street frontage edge of the building, and the highest finished height of the solar collector above the finished surface of the roof.

c. All solar energy systems shall meet approval of local building code officials, consistent with the State of Minnesota Building Code, and solar thermal systems shall comply with HVAC-related requirements of the Energy Code.

d. All solar energy systems shall comply with the Minnesota State Electric Code.

e. If any solar energy system remains nonfunctional or inoperative for a continuous period of twelve (12) months, the system must be deemed to be abandoned and shall constitute a public nuisance. The owner must remove the abandoned system at their expense after any required permits have been obtained. Removal includes the entire structure, including transmission equipment and footings.

SECTION 3. This Ordinance shall become effective immediately upon its passage and publication according to law. A Summary of this Ordinance will be published in accordance with state statute.

PASSED and ADOPTED this ____ day of _____, 2023, by the City Council of the City of Arden Hills, Minnesota.

CITY OF ARDEN HILLS

By _____
David Grant, Mayor

ATTEST:

Julie Hanson, City Clerk

ATTACHMENT "A"

1320.05 Land Use Chart.

(revised **XX/XX/23**)

<i>Uses:</i>	<i>Zoning Districts:</i>																
	<i>R- 1</i>	<i>R- 2</i>	<i>R- 3</i>	<i>R- 4</i>	<i>NB</i>	<i>B- 1</i>	<i>B- 2</i>	<i>B- 3</i>	<i>B- 4</i>	<i>CC</i>	<i>GB</i>	<i>I-1</i>	<i>I-2</i>	<i>I-FLEX</i>	<i>CD</i>	<i>POS</i>	<i>INST</i>
Antenna, Dish or Tower	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA
Boarding house	C	C	C	C	=	=	=	=	=	C	=	=	=	=	=	=	=
Brewpub	=	=	=	=	=	=	C	C	C	=	=	=	=	=	=	=	=
Business service	=	=	=	=	=	A	P	P	P	C	P	P	P	P	=	=	=
Clinic, medical office	=	=	=	=	P	P	P	P	P	C	P	P	P	P	=	=	=
Club or lodge (non-profit)	=	=	=	=	=	P	P	P	=	C	=	=	=	=	=	=	=
Club , sports & fitness	=	=	=	=	=	A	P	P	P	C	P	P	=	P	=	=	=
Commercial recreation - indoor	=	=	=	=	=	=	P	P	P	=	=	P	=	=	=	=	=
Daycare Facility, over 10	=	=	=	=	P	P	P	P	P	=	P	P	P	P	=	=	=
Day care, family - 10 or less	A	A	A	A	A	=	A	=	=	=	=	=	=	=	=	=	=
Day care, group family - 14 or less	CA	CA	CA	CA	CA	=	CA	=	=	=	=	=	=	=	=	=	=
Dog kennel	=	=	=	=	=	=	C	C	=	=	=	=	=	=	=	=	=
Dog run	A	A	A	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Drive -up windows	=	=	=	=	=	=	C	C	C	=	A	=	=	=	=	=	=
"Dry cleaning & laundry, pick-up station"	=	=	=	=	C	=	A	A	=	=	A	=	=	=	=	=	=
"Dry cleaning & laundry, self-service laundry"	=	=	=	=	C	=	C	C	=	=	=	=	=	=	=	=	=
Dwelling: density zoning	D	D	D	D	=	=	=	=	=	=	=	=	=	=	=	=	=
Dwelling: multiple family	=	=	C	C	C	=	C	=	=	C	C	=	=	=	=	=	=
Dwelling: single-family attached	C	C	D	D	=	=	=	=	=	=	=	=	=	=	=	=	=
Dwelling: single-family detached	P	P	P	P	=	=	=	=	=	=	=	=	=	=	=	=	=
Dwelling: two-family	C	C	P	P	C	=	=	=	=	=	=	=	=	=	=	=	=
Dwelling: live-work unit	=	=	=	=	C	=	=	=	=	=	=	=	=	=	=	=	=
Financial institution & service	=	=	=	=	P	P	P	P	P	C	P	P	P	P	=	=	=
Garage, truck	=	=	=	=	=	=	=	=	=	=	=	C	C	=	=	=	=
Higher Education, Campus	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	C
Home occupation : Class I	A	A	A	A	A	=	=	=	=	A	=	=	=	=	=	=	=
Home occupation : Class II	CA	CA	CA	CA	CA	=	=	=	=	C	=	=	=	=	=	=	=
Hospital	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Hotel/motel	=	=	=	=	=	=	C	P	C	C	C	=	=	C	=	=	=
House of worship	C	C	C	C	C	C	C	C	C	C	=	=	=	C	=	=	=
Manufactured home park	=	=	C	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Manufacturing & processing : Class I	=	=	=	=	=	=	A	A	A	=	P	P	P	P	=	=	=
Manufacturing & processing : Class II	=	=	=	=	=	=	=	=	=	=	=	=	P	=	=	=	=

Micro brewery	==	==	==	==	==	==	C	C	C	==	C	==	==	C	==	==	==
Micro distillery	==	==	==	==	==	==	C	C	C	==	C	==	==	C	==	==	==
Mortuary, funeral home	==	==	==	==	==	==	P	P	==	C	==	==	==	==	==	==	==
Multiple occupancy building	==	==	==	==	C	C	C	C	C	C	C	C	C	C	==	==	==
Nursery	C	C	C	C	==	==	==	==	==	==	==	==	==	==	==	==	==
Nursing home and assisted living	C	C	C	C	==	==	D	==	==	C	==	==	==	==	==	==	==
Office	==	==	==	==	P	P	P	P	P	P	P	P	P	P	==	==	==
Pawn shop	==	==	==	==	==	==	==	==	==	==	==	==	==	==	==	P	==
Personal services	==	==	==	==	C	A	P	P	P	C	P	==	==	A	==	==	==
Public use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	==	==	==
Research and development facility	==	==	==	==	C	P	C	C	C	==	P	P	P	P	C	C	==
Research animals	==	==	==	==	==	==	C	==	==	==	==	C	C	==	==	==	==
Residence Hall, dormitory	==	==	==	C	==	C	D	==	==	==	==	==	==	==	==	==	==
Residential facility, state licensed, serving 1- 6	P	P	P	P	P	==	P	==	==	==	==	==	==	==	==	==	==
Residential facility, state licensed, serving 7- 16	C	C	C	C	C	==	C	==	==	==	==	==	==	==	==	==	==
Restaurant and restaurant-fast food	==	==	==	==	C	A	P	P	P	C	P	C	C	==	==	==	==
Retail sales & service	==	==	==	==	P	A	P	P	P	C	A	A	A	A	==	==	==
School, general education	C	C	C	C	==	==	==	==	==	C	==	==	==	==	==	==	==
School, specialized education	==	==	==	==	==	C	C	C	C	C	==	==	==	==	==	==	==
Service station	==	==	==	==	==	==	C	C	==	==	C	C	C	==	==	==	==
Solar Energy System	A	A	A	==	==	==	=	==	==	==	==	==	==	==	C	==	==
Storage, exterior	==	==	==	==	==	==	==	==	==	==	==	==	CA	==	==	==	==
Studio	==	==	==	==	C	C	P	P	P	C	==	==	==	==	==	==	==
Theater, indoor	==	==	==	==	==	A	C	P	==	C	==	==	==	==	==	==	==
Thrift Store	==	==	==	==	==	==	==	==	C	==	==	==	==	C	==	==	==

"P" = Permitted; "D" = Planned Unit; "==" = Not Permitted;
"C" = Conditional Use Permit; "A" = Accessory; "CA"= Conditional Accessory Use Permit, "I" = Interim Use Permit"