

ORDINANCE NO. 2020-~~01~~^{1A}

AN ORDINANCE TO AMEND ZONING CODE (2017-06A) AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE CHEROKEE VILLAGE CITY COUNCIL THAT:

SECTION 1.

That Section 3 of the Zoning Code is hereby amended by inserting a new Paragraph to read as follows:

"Solar panel systems. A structure consisting of a combination of equipment and /or controls, accessories, interconnecting means and terminal elements for the collection, storage and distribution of solar energy. Solar panel systems do not include individually powered outdoor solar lights, such as garden lights, accent lights, security lights, or flood lights."

SECTION 2.

Add Section 19A "Solar Panel Systems" to read as follows:

A. Solar panel system shall meet all applicable State, City, Federal codes, and ordinances and shall be installed only after issuance of a Building Permit.

B. An individual residential Solar Panel System is permitted, subject to subparagraph A above, approval of a site plan by the Planning and Zoning Department, and adherence to existing requirements for structures. Applicants are to utilize roof-mounted Solar Panel Systems for safety and to reduce glare. Applicants may utilize Solar Panel System collection materials which are incorporated into building materials such as roof shingles or tiles, windows, siding, or other architectural features integral to a building's design and reasonably indistinguishable from traditional materials. Solar Panel Systems shall adhere to the specific requirements set forth below.

C. Roof-mounted solar panel systems shall comply with the following:

1. Solar panel systems shall be permitted only on the roof of a building with the exceptions listed in subparagraph B above.

2. Solar panel systems shall be positioned on the roof so as not to extend above or beyond the edge of any ridge, hip, valley, or eave, and shall conform to the slope of the roof.

3. Solar panel systems may be located on any roof slope of an accessory building or structure, such as patio cover or detached garage, subject to the regulations in this Sub-section C. Conduit and wiring associated with the system's connection to the primary electrical panel shall be placed underground.

4. Solar panel systems mounted on flat roofs, may be mounted on a substructure, and shall not exceed the maximum height permitted within the zoning district for that structure.

D. Ground mounted solar panel systems are not allowed.

E. Support equipment for solar panel systems, including power conditioning equipment such as batteries for electricity storage and stand-by gasoline electric generators shall be located behind or on the side of the building, except that wall-mounted inverters may be located next to the electric meter.

SECTION 3.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEROKEE VILLAGE,
ARKANSAS

Date: 5/21/2020

Approved: Russell Stokes, Jr.

Russell Stokes, Jr., Mayor

Attest: Deborah Weichinger

Deborah Weichinger, City Clerk