

- I. Section 154.004 of Chapter 154 of the Code of Ordinances of the Village of Teutopolis, Illinois, shall be amended to add the following definitions:

BUSINESS. A nonresidential property utilized for commercial and/or industrial purposes that is zoned and located in B-1, Light Commercial District, B-2, General Commercial District, or M, Industrial District.

LARGE SOLAR ENERGY SYSTEM (Solar Farm). A professionally manufactured system as the principal use of the land that utilizes Solar Collectors to convert solar energy into thermal, mechanical, or electrical energy and is sold to an electric utility service provider.

- II. Section 154.031 of the Code of Ordinances of the Village of Teutopolis, Illinois (previously misidentified as Section 154.030 in Village of Teutopolis Ordinance No. 1001, shall be amended in its entirety as follows:

“154.031 –SOLAR ENERGY SYSTEMS.

(A) Short Title. This Section shall be known and may be cited as the “Teutopolis Solar Energy Systems Regulations”.

(B) Purpose. The purpose of this Section 154.031 is to establish reasonable and uniform regulations for the location, installation, operation and maintenance of Solar Energy Systems; to assure that any development and production of Solar Energy Systems is safe and to minimize any potentially adverse effects on the community; to promote the supply of sustainable and renewable energy resources, in support of national, state and local goals; and to facilitate energy cost savings and economic opportunities for residents and businesses situated within the corporate limits and/or extraterritorial jurisdictional limits of the Village of Teutopolis, Illinois.

(C) Solar Energy System - General Regulations. Solar Energy Systems may be erected or installed on properties within the corporate limits and/or extraterritorial jurisdiction of the Village of Teutopolis, Illinois, in accordance with this Section, as well as all State and Federal laws and regulations, as amended from time to time, concerning the use and operation of said Solar Energy System, and shall be further subject to the following standards:

(i) Any person seeking to erect, construct, install, or maintain an interconnected Solar Energy System on property located within the corporate limits and or extraterritorial jurisdiction of the Village of Teutopolis, Illinois, shall submit an application, on a special form furnished by the Village, to the Building Inspector prior to the installation of any Solar Energy System. As part of the application, a person seeking to erect, construct, install, or maintain an interconnected Solar Energy System shall also submit a written narrative and/or graphic form, which includes all of the items below:

- (1) Name, address, and telephone number of property owner;
- (2) Name, address, and telephone number of the installer of the Solar Energy System;
- (3) Description of the proposed Solar Energy System indicating the following:
 - a. Plan showing the proposed location of the Solar Energy System;
 - b. System dimensions and specifications;
 - c. Evidence showing compliance with all applicable setback requirements;
 - d. Evidence showing compliance with applicable setback and/or height regulations;
 - e. Distance to any roads or overhead utility lines; and,
 - f. Compliance with each regulation contained in this Section 154.031.
 - g. All Solar Arrays with building mounted inverters or arrays with inverters mounted on the array within ten (10) feet of a structure, shall comply with NEC 2020 rapid shut down requirements.
- (4) The permit application shall be supplemented by any specifications, plans, or other information considered pertinent in the judgment of the Building Inspector; and,
- (5) A permit and inspection fee will not be charged;

(ii) Type Permitted and Maximum Roof Area:

- (1) Flush Mounted Solar Energy Systems (6" or less) are permitted to be installed on any roof area;
- (2) Non-Flush Mounted Solar Energy Systems are permitted on a building with a flat roof if the Solar Collector is completely screened from view to an observer five (5) feet above the ground at any point along an abutting property line;
- (3) The Solar Collector Surface area shall be set back from the roof as follows:

- a. Set back from the roof lower eaves shall be no lower than the shingle line;
- b. Set back from the roof top edge (ridge) a minimum of two (2) feet;
- c. Solar panels shall not extend past the roof edge on sides and gutter line; and,
- d. Set back from any roof equipment and/or other obstructions (examples: chimneys, exhaust fans, vents, etc.) a minimum of one (1) foot, except skylights shall have a minimum of two (2) feet;

(iii) Maximum Permitted Height & Building Projection/Extension:

- (1) The Solar Energy System shall conform to the height regulations of the zoning district in which the property where the Solar Energy System is to be installed, mounted, built is located;
- (2) Non-Flush Mounted Solar Energy Systems shall not extend above the highest point on the roof line or parapet wall; and,
- (3) Solar Energy Systems shall not project/extend beyond the exterior wall of any building on which said Solar Energy System has been installed, mounted, or built.

(iv) Ground Mounted Solar Energy Systems:

- (1) Ground Mounted Solar Energy Systems are only permitted for lots larger than 1.1 acre;
- (2) Panel configuration is permitted with maximum tilt angle of thirty-five (35) degrees or ten (10) feet maximum height. This applies to Solar Arrays where annual electricity production measured in kilowatt-hours (kWh) meets the property owner's need while reasonably fitting in the available space and honoring property line setback requirements. If site conditions are confined where array length, setbacks from property lines, and related site factors limit solar system size and overall annualized power production, then installation of five (5) solar panels in landscape orientation may be allowed. A Ground Mounted Solar Energy System on residential property shall be no larger than 25% of the square footage of the property or 25kW System. A Ground Mounted Solar Energy System on Business property shall be no larger than a 75kW system;
- (3) The Ground Mounted Solar Energy System shall conform to the setback regulations of the zoning district in which the property where the Solar Energy System is to be installed or built is located. They must be placed in the rear yard and must maintain a minimum of seven (7) feet from

the back of the property line. The back of the primary residential or business structure is defined as rear of structure from corner to corner, extending out to side property lines; and,

(4) All Ground Mounted Solar Energy Systems sought to be installed or constructed in a non-residential zoning district shall be subject to further review from the Building Inspector and may be required to be enclosed by fencing of a height, type, and material required by the Building Inspector, so long as the fencing, in the determination of the Building Inspector, does not alter or effect the performance of the Solar Array;

(v) **Abandoned Systems:** Any Solar Energy System that is inactive or inoperable for a period of twelve (12) continuous months shall be deemed abandoned. If the Solar Energy System is deemed abandoned, the owner is required to repair or remove the Solar Energy System from the property at the owner's expense within ninety (90) days after notice from the Village. If the owner fails to remove the Solar Energy System, the Building Official shall enforce this as a violation of this Code.

(vi) **Large Solar Energy Systems.** Large Solar Energy Systems (Solar Farms) shall be prohibited and are not permitted to be constructed on any property within the corporate limits and/or extraterritorial jurisdictional limits of the Village of Teutopolis Illinois."

III: Section 154.143 of the Code of Ordinances of the Village of Teutopolis, Illinois, shall be amended to add the following paragraph:

"(I) Ground Mounted Solar Energy Systems larger than a 75kW system in industrial and commercial districts."