

“All-in-one” SES Draft Outline (8/11/22)

Add to 4.42:

D. Solar Energy Systems (see Article XIV)

Definitions:

Solar Energy System - A feature of a structure that relies upon sunshine as an energy source capable of collecting, distribution (*distributing?*), and/or storing energy.

- a) Roof-mounted Solar Energy System - A Solar Energy System that is attached to the roof of a building.
- b) Small Solar Energy System - A Solar Energy System that is ground-mounted with a cumulative footprint of 2,000 square feet or less. The system may be composed of one or several (*multiple?*) sets of panels.
- c) Large Solar Energy Systems - A Solar Energy System that is ground-mounted with a cumulative footprint larger than 2,000 square feet, but less than 20,000 square feet. The system may be composed of one or several (*multiple?*) sets of panels. Solar Energy Systems larger than 20,000 square feet are not allowed.
- d) Tracking Solar Energy System - A Solar Energy System that is ground-mounted and moves to track the motion of the sun. The footprint of a Tracking Solar Energy System shall be (*determined to be - delete?*) 70% of the total surface area of the solar collectors unless another part of the system has a greater footprint, in which case the greater footprint measurement will be used.
- e) Fixed Solar Energy System - A Solar Energy System that is fixed or non-tracking and ground-mounted. The footprint shall be measured by the drip lines of the solar collectors unless another part of the system has a greater footprint, in which case the greater footprint measurement will be used.

Question: Did we say whether we wanted to retain the following sentence in (d)? “Multiple trackers will be counted as a single Solar Energy System.”

Article14 - Solar Energy Systems

Purpose: (to be defined by Board)

Definitions for Solar Energy Systems are on page (?) of this Ordinance.

Solar Energy Systems are allowed as an accessory use on a lot if they meet the following conditions:

- i. a roof-mounted Solar Energy System is not considered to be a Structure, but if they modify the building footprint or height of the structure on which they are mounted, the resulting structure must conform to the dimensional controls of the Lyme Zoning Ordinance.
- ii. the highest point of any part of a ground-mounted Solar Energy System shall be no more than 21 feet measured vertically from the ground.
- iii. a ground-mounted Solar Energy System in the Lyme Common District or the Lyme Center District shall not be located in the area between the public road and the side of the building facing the road.
- iv. large Solar Energy Systems are not permitted in a location that requires upgraded utilities on a designated Scenic Road.
- v. a Large Solar Energy System may be a primary or accessory use on a lot, and shall require a Conditional Use Permit.

Conditional Use Permits

Only Large Solar Energy Systems require a Conditional Use Permit which may be granted if the following criteria are met:

*See Keene’s criteria

*See Lyme’s existing Small Wind EnergySystems Ordinance.

*Only Large SES of 20,000 square feet or less are permitted.

