

Solar Energy Systems

Table of Uses Permitted for Solar Energy Systems

Type of System	Residential	Mixed Use	C	LI
Roof Mounted (accessory use)	P	P	P	P
Ground Mounted (accessory use)	P	P	P	P
Primary Use	X	S	S	S

(P) Shall denote as PERMITTED BY RIGHT

(S) Shall denote a use PERMITTED ONLY BY SPECIAL EXCEPTION granted by the Board of Adjustment

(X) Shall denote not permitted

Accessory use is defined as solar energy an accessory use on the property with energy being used on site as well as for load balancing.

Free Standing Solar Energy Systems

Free Standing Solar systems shall be considered structure and shall comply with building set back requirements from lot lines and wet lands.

Free Standing Solar systems shall be included in calculating lot coverage.

Areas of vegetation under the solar panels shall not constitute impervious surface but proper drainage of runoff from the panels must be addressed in the design.

Free Standing Solar Systems shall not exceed 20 feet in high.

Fencing may be required around solar system for security and safety purposes. Fencing should be designed to minimize visual impact from abutting properties and roads.

Solar energy systems shall be located and/or screened so as to minimize the visual impact from abutting properties and roads. The use of natural vegetation, if possible, is encouraged.

Roof Mounted Solar Energy Systems

Roof top or building mounted solar equipment shall not exceed existing roof top by more than 10 inches pitched roofs or 10 feet for flat roofs and shall not extend beyond the exterior perimeter of the building. Exterior piping of electrical connections not located at the rear of the building shall be screened from the street to the extent practical.

Permits required for roof mounted systems

Electrical permits

Building Permits

Plumbing permits maybe required depending on system

Certification that the roof can accommodate the load required with the system may be required.

All Solar Systems

All solar systems shall be designed, erected and installed in accordance with all applicable codes, regulations and standards. Building and electrical permits, as well as inspections, are also required.

All new utility distribution lines associated with the system shall be placed underground, to the maximum extent possible.

All solar systems should be designed to reduce or eliminate off site glare from any solar panels.

Abandonment and decommissioning

Within twelve months of the system's severance from the electric utility grid the owner shall remove all panels, anchors, pads, equipment shelters, panels and any other materials used in the solar system. The site shall be restored to it's natural condition. A Notice of Abandonment shall be sent to the property owner via certified U.S. Mail. The owner will have 180 days to rectify the abandonment or restoration of the property. If the property owner fails to meet these requirements The Town of Candia may pursue legal action to recover restoration costs.

To assure that the removal and restoration takes place and meets the Town of Candia's requirements, the Town may require a performance guarantee bond.

No ground mounted solar energy system shall be installed until a letter of acceptance from the utility company, which will receive the electric power from the system, is submitted to the town.