

5.17.7. Design standards.

- A. Dimensional and density requirements setbacks. For large-scale ground-mounted solar photovoltaic installations, front, side and rear setbacks and lot coverage shall be as follows:
- (1) Front yard. The front yard depth shall be at least 40 feet; provided, however, that where the lot abuts the front yard shall not be less than 50 feet.
 - (2) Side yard. Each side yard shall have a depth at least 25 feet; provided, however, that where the lot abuts the side yard shall not be less than 50 feet.
 - (3) Rear yard. The rear yard depth shall be at least 25 feet; provided, however, that where the lot abuts a the rear yard shall not be less than 50 feet.
 - (4) Lot coverage. For purposes of determining compliance with lot coverage standards of the underlying zone (See Schedule of Dimensional Regulations¹), the total surface area of all ground-mounted and freestanding solar collectors, including solar photovoltaic cells, panels, and arrays, shall be considered impervious and as structures. The horizontal area projected on the ground surface of a ground mounted system, regardless of the mounted angle, the areas of buildings and accessory structures, and other impervious surfaces shall be calculated as part of the overall lot coverage.
 - (5) When a proposed large-scale ground-mounted solar photovoltaic installation does not abut a residential zoning district or use, the Planning Board may waive the above dimensional requirements for front, side and rear yard setbacks as provided in § 5.17.10, Waivers. In no case, however, shall the front, side or rear yard setback be less than 10 feet.
- B. Lighting. Lighting of solar photovoltaic installations shall be consistent with local, state and federal law. Lighting of other parts of the installation, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties. Lighting of the solar photovoltaic installation shall be directed downward and inward and shall incorporate full cut off fixtures to reduce light pollution.
- C. Signage. Solar photovoltaic installations shall not be used for displaying any advertising except for reasonable identification of the manufacturer. Signage identifying the owner and/or operator of the solar installation and a twenty-four-hour emergency contact telephone number shall be provided at all points of access. In all other respects, any signs shall comply with the applicable requirements of the underlying zoning district.
- D. Utility connections. Reasonable efforts, as determined by the Planning Board, shall be made to place all utility connections from the solar photovoltaic installation underground, depending on appropriate soil conditions, shape, and topography of the site and any requirements of the utility provider. Electrical transformers for utility interconnections may be above ground if required by the utility provider.
- E. Appurtenant structures. All appurtenant structures to large-scale ground-mounted solar

1. Editor's Note: The Schedule of Dimensional Regulations is included in § 4.1.2.

photovoltaic arrays shall conform to the setback requirements of the zoning district in which the installation is located. All such appurtenant structures, including, but not limited to, equipment shelters, storage facilities, transformers, and substations, shall be architecturally compatible with each other. Whenever reasonable, structures should be shaded from view by vegetation and/or joined or clustered to avoid adverse visual impacts.