

TITLE 20 – ZONING ORDINANCE OF GENOLA

CHAPTER 19 ALTERNATIVE ENERGY

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20.19.01 **SHORT TITLE AND PURPOSE**

This Ordinance shall be known as the ALTERNATIVE ENERGY ORDINANCE OF GENOLA, UTAH, and may be so cited and pleaded. It is the intent of the Town of Genola to allow for the development and use of alternative energy sources. It is also the intent of the Town of Genola to protect the public health, safety and welfare of its citizens. Therefore, the purpose of this ordinance is to provide requirements for the development and use of alternative energy sources. These requirements shall apply to both net metering sources and non-net metering sources of energy.

20.19.02 **DEFINITIONS**

Alternative Energy Source: For the purpose of this ordinance alternative energy sources pertains to electrical energy produced from net-metering, solar panel and wind energy systems. Any source not specifically described in this ordinance would require review of the Planning Commission and/or approval of the Town Council.

Net Metering: Defined by measuring the difference between the electricity supplied by a “commercial power/utility company” and the electricity generated by an eligible customer-generator and fed back into the electric grid over the applicable power/utility billing period.

Solar Panel System: A solar panel system consisting of a grid of solar panels and associated control or conversion electronics and/or batteries.

Wind Energy System: A wind energy system consists of a wind turbine, tower, and associated control or conversion electronics.

20.19.03 **APPROVAL REQUIREMENTS**

Alternative Energy Sources will be approved for use in R1, C1, and A1 zones if ALL of the following conditions that apply are met.

A. A site plan shall be submitted to the building inspector. Such site plan shall be drawn to a scale not less than 1"=16' and shall show all property lines, structures on the applicants property and adjacent properties (within 200ft),

overhead utilities and easements or right of ways on or adjacent to the applicant's property (within 200ft). Site plan shall list applicants name, address and contact phone number.

B. A height restriction of 50ft will be enforced for any tower or support of the Alternative Energy Source. This will be determined by the elevation point of construction of said Source. Minimum height for moving parts (i.e... windmill blades) will be 20ft from same said elevation point.

C. Setbacks. No part of the Power Source structure, including guy wire anchors, may extend closer than 10ft to the property line of installation site. Power source towers shall be set back a minimum distance of the height of the tower from all property lines. At no time shall a tower be permitted to be located within 40ft of a public right of way.

D. All Alternative Energy Sources shall not produce any sounds louder than 70db using C scale measured at property line.

E. An elevation drawing shall be presented to show existing structures and proposed Alternative Energy Source. This needs to be to scale. This only applies to applicant's property.

F. All towers/supports for Sources must be standalone (excluding guy wires). At no time shall any Alternative Energy Source towers be attached to existing buildings, utility poles or other such existing structures or vertical poles. Allowance will be given for an elevated solar panel attached to the roof of a building. The total height of the building and elevated panels cannot exceed 50ft.

G. Solar panels located on roof tops will be limited to the area of roof to be installed upon. At no time shall a solar panel or group of solar panels overhang the actual roof.

H. All owners of energy sources shall, at their sole expense, conform, operate and maintain the generating source in accordance with all applicable codes and standards for safe and reliable operation. Among these are the National Electrical Code (NEC), National Electrical Safety Code (NESC), the Institute of Electrical and Electronics Engineers (IEEE) Standards, Underwriters Laboratories (UL) Standards, local, state, and federal building codes.

I. Total output of combined systems cannot exceed 25kw.

20.19.04

PERMIT APPLICATION

The application for an Alternative Energy Source permit shall be submitted to the building inspector, which shall include the following;

A. Two (2) complete sets of detailed plans and specifications for the Source, which shall include a structural and electrical design.

B. Copies of the site plan and the elevation will be included with the detailed plans.

C. All systems intending to participate with net metering shall meet all requirements of the public utility company.

20.19.05 **FENCING AND ACCESS REQUIREMENTS**

All alternative Energy Source towers over 12ft tall shall be protected by EITHER a lockable perimeter fence at least 6ft tall OR the climbing apparatus for the tower be located at least 12ft above the base of the structure.

20.19.06 **CONNECTION RESTRICTIONS**

Any connection to a public utility for net metering purposes shall only be made under the direction of the authorized representative of such public utility.

ⁱ Previous Versions and Ordinances
2008-03
See also 2014-01, which was not passed