

Supplemental Zoning Application for Roof Mounted Solar Energy Systems

Revised 10/2019

Subject Property Address: _____ Block ____ Lot _____

In all zone districts the following are conditionally permitted:

- a. No roof-mounted solar energy systems shall be installed on a non-conforming structure unless micro inverters are used or documentation is provided that demonstrates that the string inverter produces less than 50dBA at the property line;
- b. A roof-mounted solar energy system shall be mounted parallel to the roof angle and shall not exceed a height of 6" above the edge of the roof line or above the highest point of the roof surface or structure;
- c. A roof-mounted solar energy system that is mounted on a flat roof may be angled to achieve maximum sun exposure but shall not exceed 5 feet above the roof and shall comply with the height regulations of the zone district;
- d. In no instance shall any part of solar energy system extend beyond the roof edge.
- e. Roof mounted solar energy systems are discouraged from being erected on the front roof of a structure which faces a street. Solar energy systems shall be located on a rear-or-side facing roof, as viewed from any adjacent street unless such installation is proven to be ineffective or impossible. The removal of potential obstructions such vegetation shall not be a sufficient cause for permitting a front facing installation. Front facing installation may be permitted if the applicant provides valid reasons why this is the only effective or possible means for utilizing solar energy on the property or Photovoltaic Roof Shingles are used which are harmonious with non-photovoltaic roof shingles. If the applicant proposes to use solar panels on a structure which faces a street, an analysis from a design professional (as defined by the NJ UCC) shall be submitted stating that installation of said panels on other roof structures is ineffective or not possible.
- f. Solar energy systems installed for the purpose of generating electricity shall generate no more than 10 KW per residential dwelling or commercial building or be sized to generate more power that what is required by said structure. All solar energy systems shall be grid tied.
- g. Solar energy systems shall be designed by a Design Professional (as defined by the NJ UCC). This design includes providing detailed calculations and engineered drawings of the roof top mounting system, electrical cables shall be concealed below the roof line.
- h. Invertor noise shall not exceed 50 dBA at the property line;
- i. The design of the solar energy system shall, to the extent reasonably possible, use materials, colors, textures, screening, and landscaping that will blend into the natural setting and existing environment;
- j. A solar energy system shall not add, contribute to or be calculated to cause an increase in the improvement coverage of the lot.

I hereby certify that this proposal for a roof mounted solar energy system complies with the above requirements contained in §102-116T of Code of the Borough of Somerville.

Print Name of Person Making the Certification: _____

Signature

Date