

Section 7.23 Solar Energy Systems

Purpose: To outline the use of solar energy systems while maintaining the unique character of The Town of Chester.

Zoning District Regulations – Use Chart

Allowed Uses with Zoning Permit [To Be Added To Use Charts Section 4.02(F-K)]

(H) Hamlet – Rooftop or building mounted solar systems, flush mounted systems and building integrated photovoltaic systems.

(MI) Moderate Intensity – Rooftop or building mounted solar systems, flush mounted systems and building integrated photovoltaic systems

(L) Low intensity – Rooftop or building mounted systems, flush mounted systems and building integrated photovoltaic systems

(RU) Rural Use – Rooftop or building mounted solar systems, flush mounted systems and building integrated photovoltaic systems

(RM) Resource Management – Rooftop or building mounted solar systems, flush mounted systems and building integrated photovoltaic systems.

(I) Industrial Use Areas – Rooftop or building mounted solar systems, flush mounted systems and building integrated photovoltaic systems.

A. Solar Photovoltaic Systems and Solar Thermal Systems – Pole-Mounted or Ground-Mounted Solar Energy Systems

1. Classified as accessory structure in Hamlet and Moderate Intensity Zoning Districts.
 - a. Small-scale solar system only
2. Classified as principal use or accessory structure in Low Intensity, Rural Use and Resource Management Zoning Districts.
 - a. Site plan review required
3. Classified as principal use or accessory structure in Industrial Zoning District.
 - a. Site plan review required
4. Waterfront
 - a. May not be installed on shorefront side of property
 - b. Site plan review required
 - c. Small scale solar system use only
5. Inspections required: Electrical – By UL qualified inspector. To meet all NEC requirements.
 - a. Installation to meet all applicable laws and codes.