

ORDINANCE 02-24

SOLAR REGULATIONS FOR THE INCORPORATED AREA OF ROCKFORD, OHIO, ESTABLISHING REGULATIONS AND DECLARING AN EFFECTIVE DATE. GIVING THIS ORDINANCE FULL FORCE AND EFFECT ON THE DATE OF PASSAGE.

A. LOCATION

1. Roof mounted solar panels shall be allowed, subject to Village Council review and approval. Village Council shall consider the following:
 - a. Rear and side locations are preferred. Any installation on the front roof façade shall be justified by providing an analysis of why the front façade is necessary in order to generate viable output.
 - b. The color of the solar panels shall be complementary to roof color as determined by the Village Council.
 - c. The configuration and profile of the assembly shall be complementary to the roofline as determined by the Village Council. Installations should minimize the number of corners, and should avoid complex and/or non-symmetrical configurations.
 - d. Panels and supporting infrastructure should be designed in such a way as to minimize visibility from the right-of-way.
 - e. Installations should be sensitive to the property, surrounding properties, and neighborhood context.
 - f. No ground mounted solar panels will be permitted.

B. HEIGHT

Roof mounted solar panels shall not project vertically above the peak of the roof to which it is attached or project more than four (4) feet above a flat roof installation. Flat roof solar panel installations shall be appropriately screened, as determined by the Village Council.

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ORDINANCE 02-24
Page 2 of 3

C. GLARE

No glare, lights, or reflection shall be permitted which are a nuisance to other property owners or tenants or which could impair the vision of a driver or any motor vehicle or which are detrimental to public health, safety and welfare.

D. PLANS

Detailed plans for installing solar panels should be brought to the Village Administrator. The Village Administrator will review and get council approval to proceed with the project.

E. NOTIFICATION

Notification shall be given by the Village Administrator to owners of all properties lying (a) within 100 feet of (b) contiguous to; (c) directly across the street or alley from the parcels seeking an installation of solar panels on the street facing side of a property at least 20 days before a public hearing on the solar panel request will be scheduled.

F. PUBLIC HEARINGS

Public Hearings are scheduled before Council meetings at 7 pm. Hearings will be held on the 1st or the 3rd Tuesday of the month. Upcoming Public Hearings will be announced in the council minutes and posted to the Village Facebook page.

G. PERMIT TO PROCEED

A permit shall be approved by the Village Administrator after the public hearing and before the project begins. The permit fee is \$15.00 and paid to the Village of Rockford.

H. CONTRACTORS

Contractors working in the Village installing solar panels need to adhere to the Contractors registration process and pay the appropriate withholding taxes.

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ORDINANCE 02-24
Page 3 of 3

I. UPDATE ORDINANCE

The Village Council will review the ordinance as new technology becomes available and will update the ordinance as needed.

J. PENALTY.

Whoever violates any provision of this chapter for which no other penalty is provided, or any rule or regulation promulgated thereunder, or fails to comply therewith or with any written notice, or order issued thereunder, or whoever interferes with, obstructs or hinders the Building Commissioner or his authorized representative while attempting to make inspections is guilty of a misdemeanor of the third degree as defined in the Ohio Revised Code. With a fine of \$100. Each day such violation occurs or continues shall constitute a separate offense and a separate fine. Violations will be removed at once and or corrected with specifications mentioned in this ordinance.

PASSED THIS 18th DAY OF June 2024.

Ron Searight
Mayor – Ron Searight

Attest:

Lisa Kuhn
Clerk – Lisa Kuhn

Approved:

Ross J. Finke
Ross J. Finke, Solicitor

1st reading – 05/21/2024
2nd reading – 06/04/2024
3rd reading - 6-18-2024