

ORDINANCE NO. 694

AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE TOWN OF EASTON ZONING ORDINANCE TO PERMIT ROOF-MOUNTED SOLAR PANELS AS AN ACCESSORY USE IN ALL ZONING DISTRICTS

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by Maryland Annotated Code Land Use Article §4.01 *et seq.* to enact and administer a zoning ordinance, which ordinance is Chapter 28 of the Easton Town Code; and

WHEREAS, the Town of Easton is authorized by Maryland Annotated Code Land Use Article §§4.04 and 4.05 to amend, supplement, modify or repeal sections of the zoning ordinance; and

WHEREAS, the Easton Zoning Ordinance currently permits roof-mounted solar panels as an accessory use in all residential zoning districts, but does not permit their use in non-residential zoning districts other than the G/I (Government/Institutional) District; and

WHEREAS, the Easton Planning and Zoning Commission considered the matter at its August 18, 2016 meeting and has recommended that the Town Council amend the Zoning Ordinance to permit roof-mounted solar panels as an accessory use in all Zoning Districts, subject to the regulations set forth more fully herein.

NOW, THEREFORE, the Town of Easton hereby ordains that the sections of the Town of Easton Zoning Ordinance set forth below be amended or added as hereinafter provided:

- (1) Amend Article I, Section 114 Definitions to create Solar Panel, Roof-Mounted defined as "*Solar panels that are structurally mounted to the roof of a building or structure.*"

Section 114 Definitions:

Solar Panel, Roof-Mounted – Solar panels that are structurally mounted to the roof of a building or structure.

(2) Amend Article II, Section 201 Table of Permissible Uses, subsection F. *Miscellaneous Uses* to add *Solar Panels, Roof-Mounted* and to permit roof mounted solar panels as an accessory use in all zoning districts. Currently, roof mounted solar panels are only permits as an accessory use in the residential districts and in the G/1 District.

F. MISCELLANEOUS USES	A-I	R-7A	R-IOA	R-IOM	CR	CG	CL	1-1	1-2	BC	I	Gil
16. Solar Panels, Roof Mounted	A	A	A	A	A	A	A	A	A	A	A	A

(3) Amend Article X, Section 1008.4 (7) to rename to *Solar Panel, Roof-Mounted*. and to add the requirement that roof-mounted solar panels be used for on-site energy consumption only.

1008.4 Miscellaneous Uses

A. Specific miscellaneous uses shall be subject to the following supplemental standards:

(7) Solar Panels, *Roof Mounted*:

- a. The solar panel collection cells must be located on a roof and shall be screened insofar as possible.
- b. *The solar panels shall be used for on-site energy consumption only.*

In accordance with Article II Section 9 of the Easton Town Chmter, this ordinance shall become effective twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor's veto.

Silverstein
 Leshar
 Engle -
 Cook
 Ford

I hereby certify that the above Ordinance was passed by a ye and nay vote of the Council this _____ day of _____, 2016.

John F. Ford, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2016.

Kathy Ruf, Town Clerk

APPROVED:

Date: _____

Robert C. Willey, Mayor

EFFECTIVE DATE: _____, 2016.