

Model Zoning for the Regulation of Solar Energy Systems

New London, NH
September 2017

- A. Purpose: Where a solar Energy system is sited is an important consideration, it is strongly discouraged to place systems in locations that result in loss of land and natural resources (such as forested land) and it is preferred to locate systems on disturbed land, nonproductive farm land and/or rooftops.
- B. Procedure for Review: Installations of Solar Energy Systems shall be in accordance with the provisions of this section and all applicable sections of the Zoning Ordinance. Installations requiring Site Plan Review shall conform to the following:
 - 1. All requirements of Article IV – Procedure for Site Plan Review of the New London Site Plan Review Regulations in addition to the following:
 - i. Documentation of the major system components to be used (such as panels) and their layout on the site with dimensions to structures and setbacks
 - ii. Indication of land clearing required if applicable.
 - iii. Efforts used to reduce visual impact such as screening, preservation of natural vegetation or other measures.
- C. Definitions:
 - 1. Solar Energy System: A device and/or structure the purpose of which is to collect, convert and/or store, and/or distribute solar energy for power, heating and/or cooling, and/or water heating.
 - 2. Solar Energy System, Roof-Mounted: An Active Solar Energy System that is structurally mounted to the roof of a building or structure.
 - 3. Solar Energy System, Ground-Mounted: An Active Solar Energy System that is structurally mounted to the ground and is not roof-mounted.
 - 4. Rated Nameplate Capacity: The maximum rated output of electric power production of the photovoltaic system in watts of Direct Current (DC).
 - 5. Solar Energy System, Large-Scale: An Active Solar Energy System that occupies more than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of about 250kW DC or greater).
 - 6. Solar Energy System, Medium-Scale: An Active Solar Energy System that occupies more than 1,750 but less than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of about 10 – 250kW DC).
 - 7. Solar Energy System, Small-Scale: An Active Solar Energy System that occupies 1,750 square feet of surface area or less (equivalent to a rated nameplate capacity of about 10 kW DC or less).
- D. Solar Energy Systems Shall Conform to the Following:
 - 1. Use – installations shall be permitted according to the following table.

Use Table:

	Urban Residential (R1)	Residential (R2)	Agricultural Rural Residential (ARR)	Commercial (C)	Hospital (H)	Institutional/ Institutional Recreational (I & I/R)	Conservation (CON)
Roof-Mounted Solar Energy System	Y	Y	Y	Y	Y	Y	Y
Small-Scale Ground-Mounted Solar Energy System	Y	Y	Y	Y	Y	Y	Y
Medium-Scale Ground-Mounted Solar Energy System	N	Y	Y	N	SPR	SPR	SPR
Large-Scale Ground-Mounted Solar Energy System	N	N	SPR	N	SPR	SPR	SPR

Y = Allowed

N = Prohibited

SPR = Requires Site Plan Review

2. Ground Mounted Solar Energy Systems are not permitted within the Forest Conservation district.
3. Setbacks - installations shall conform to the setbacks of the following table.

Setback Table for Ground Mounted Systems:

	Urban Residential (R1)	Residential (R2)	Agricultural Rural Residential (ARR)	Commercial (C)	Hospital (H)	Institutional (I)	Conservation (CON)
Front Setback	NA	50 ft.	50 ft.	NA	25 ft.	50 ft.	50 ft.
Rear Setback	15	15 ft.	25 ft.	10	25 ft.	25 ft.	50 ft.
Side Setback	15	25 ft.	25 ft.	10	25 ft.	25 ft.	50 ft.
Corner Lot Setback*	25	25 ft.	25 ft.	30	25 ft.	25 ft.	50 ft.
Lake Setback	NA	250ft	250ft	NA	NA	NA	NA

NA = Not Applicable/Prohibited

*Corner Lot Setback measured from edge of ROW

4. Height – shall conform to Article II Section 5 – Height, of the New London Zoning Ordinance. Roof mounted systems shall be no higher than the tallest portion of the roof.
5. Ground mounted systems shall be included in calculations for lot coverage and/or impervious area.
6. Abandonment or Decommissioning – Abandonment shall be considered failure to operate for over 1 year. A system that has reached the end of its useful life or is abandoned shall be physically removed within 150 days of such date. Removal shall consist of; removal of panels, support structures, barriers, transmission lines and all appurtenances. Stabilization and/or revegetation of the site as necessary to control erosion is also required.