

GUILFORD TOWNSHIP ZONING COMMISSION

3800 Greenwich Rd.38
Seville, Ohio 44373
www.guilfordtownship.us

Date: February 10, 2022

**Resolution Number: ZC2022-1
PROPOSED ZONING AMENDMENT TO SOLAR DEFINITIONS**

Moved by Rick Garrison, seconded by Debbie Ruprecht.

The Zoning Commission recommends the following text amendments to the Guilford Township Zoning Resolution:

Add the following definitions to SECTION 3: DEFINITION, GENERAL

ENERGY GENERATING DEVICES (WIND AND SOLAR)

"FREESTANDING SOLAR PANELS " means any solar panel or solar collection system not attached to and separate from any existing structures on the site.

"SOLAR PANELS" means a device or combination of devices, structures or parts thereof, that collect, transfer, or transform direct solar, radiant energy into thermal, chemical or electrical energy and that contribute to a structure's energy supply.

"UTILITY-SCALE SOLAR" is any facility that generates solar power for the purpose of feeding it into the grid to be distributed to consumers.

Roll call: Krahl – Yes, Garrison – Yes, Ruprecht – Yes, Kaufman – Yes, Derhammer – Yes

**Resolution Number: ZC2022-2
PROPOSED ORGANIZATIONAL UPDATE TO DEFINITIONS**

Moved by Rick Garrison, seconded by Debbie Ruprecht.

The Zoning Commission recommends the following text amendments to the Guilford Township Zoning Resolution:

Move the following definitions in SECTION 3: DEFINITION, GENERAL to be nested under the definition of "ENERGY GENERATING DEVICES (WIND AND SOLAR)"

WECS: Wind Energy Conversion System *(Effective 9-15-11)*

WIND ENERGY CONVERSION SYSTEM: An apparatus for converting kinetic energy available in the wind to mechanical energy that can be used to power machinery and/or to operate an electrical generator. *(Effective 9-15-11)*

WIND TURBINE, FREESTANDING: A single mono-pole, ground mounted, self-supporting tower wind energy conversion system designed to convert kinetic wind energy into rotational energy that drives an electrical generator, and includes all types of wind energy systems, turbines, cubes, spirals, etc. *(Effective 9-15-11)*

Add/update the following definitions in SECTION 3: DEFINITION, GENERAL

SOLAR - See ENERGY GENERATING DEVICES (WIND AND SOLAR)

WIND ENERGY CONVERSION SYSTEM / WECS - See ENERGY GENERATING DEVICES (WIND AND SOLAR)

WIND TURBINE, FREESTANDING - See ENERGY GENERATING DEVICES (WIND AND SOLAR)

Roll call: Krahl – Yes, Garrison – Yes, Ruprecht – Yes, Kaufman – Yes, Derhammer – Yes

**Resolution Number: ZC2022-3
PROPOSED ZONING AMENDMENT TO STRUCTURE DEFINITION**

Moved by Eric Derhammer, seconded by Isaac Kaufman.

The Zoning Commission recommends the following text amendments to the Guilford Township Zoning Resolution:

Update the following definition in SECTION 3: DEFINITION, GENERAL (change is underlined):

STRUCTURE: Anything constructed or erected which requires location on the ground including billboards, swimming pools, lakes and ponds, wind or solar energy generating devices, but not including fences or walls used as fences.

Resolution Number: ZC2022-4

PROPOSED ZONING AMENDMENT TO SOLAR REGULATIONS

Moved by Rick Garrison, seconded by Eric Derhammer.

The Zoning Commission recommends the following text amendments to the Guilford Township Zoning Resolution:

Add the following regulations to SECTION 4: GENERAL REGULATIONS:

4.27 SOLAR PANELS

Solar panels are a permitted accessory structure, subject to the following regulations.

1. All solar panel installations shall comply with all applicable building, electrical and plumbing codes.
2. A zoning permit shall be required for all solar panel installations. All applicants for solar panels shall submit a site drawing showing the dimensions and height of the proposed structure, the location of the units in relation to existing structures on the property and adjacent property
3. Solar panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.
4. Solar panels may be freestanding, roof mounted, or wall mounted.
 1. **Freestanding solar panels** shall be located in accordance with the side and rear yard setbacks established for all accessory structures of the district and shall not exceed 12 feet in height.
 2. **Roof mounted solar panels** shall be integrated as a surface layer on any part of the roof structure. The solar panels shall not project above the peak of the roof. For a flat roof, the solar panels shall not be higher than the parapet wall or screened by building features.
 3. **Wall Mounted solar panels** shall be flush mounted on the wall and only on the side or rear of the building, not facing the frontage street.
5. Any Solar Panel that is in a state of disrepair for a continuous period of twelve (12) months shall be considered abandoned and shall be removed by the Owner of the structure within ninety (90) days.
6. Utility-scale solar installations shall not be permitted.

Roll call: Krahl – Yes, Garrison – Yes, Ruprecht – Yes, Kaufman – Yes, Derhammer – Yes