

## STAFF APPROVAL POLICY FOR SOLAR ENERGY SYSTEMS AND SKYLIGHTS

For Principal Buildings and other buildings containing residential units

- I. Solar energy systems that meet the following requirements:
  - a. When the solar energy system is on a flat roof, mansard roof, or a roof surrounded by a parapet that is at least 12 inches higher than the highest part of the roof surface the following shall be met:
    - i. The solar energy system shall be mounted flush or on racks with the system or rack extending no more than five feet above the top of the highest point of the roof;
    - ii. If on a mansard roof the solar energy system shall be mounted on the horizontal portion of the roof; and
    - iii. The solar energy systems shall be screened from the street by:
      1. An existing parapet along the street-facing facade that is as tall as the tallest part of the solar energy system, or
      2. Setting the solar energy system back from the roof edges facing the street four feet for each foot of solar energy system height.
  - b. When the solar energy system is on a pitched roof the following shall be met:
    - i. The roof surface shall be clad in metal roofing or composite shingles made of asphalt or fiberglass;
    - ii. The roof shall face a rear lot line or face within 45 degrees of the rear lot line.
    - iii. The system shall be mounted flush with the plane of the system parallel to the roof surface; and
    - iv. The system shall not be more than eight inches from the surface of the roof and shall be set back at least eight inches from the roof edge and ridgeline. See Figure 1.

For Private Residential Garages and Sheds as defined in MCO 295-201

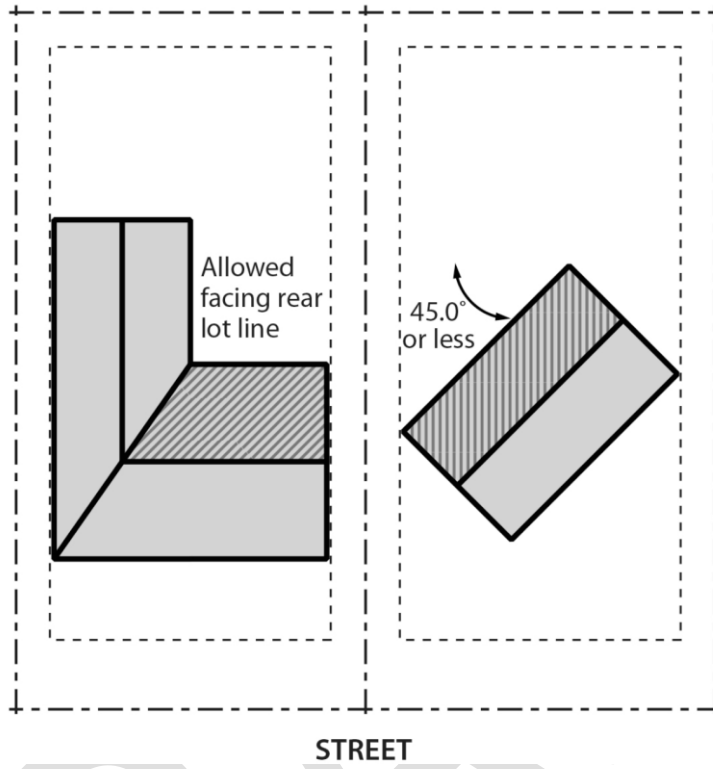
- I. Solar energy systems when the following are met:
  - a. When the solar energy system is on a flat roof, mansard roof, or a roof surrounded by a parapet that is at least 12 inches higher than the highest part of the roof surface the following shall be met:
    - i. The solar energy system shall be mounted flush or on racks with the system or rack extending no more than five feet above the top of the highest point of the roof;
    - ii. If on a mansard roof the solar energy system shall be mounted on the horizontal portion of the roof; and

- iii. The solar energy systems shall also be screened from the street by:
  - 1. An existing parapet along the street-facing facade that is as tall as the tallest part of the solar energy system, or
  - 2. Setting the solar energy system back three feet from the roof edge.
- b. When the solar energy system is on a pitched roof the following shall be met:
  - i. The system shall be mounted flush with the plane of the system parallel to the roof surface; and
  - ii. The system shall not be more than eight inches from the surface of the roof and must be set back at least eight inches from the roof edge and ridgeline. See Figure 2.
  - iii. The roof slope shall not face a front street

Skylights that meet the following requirements:

- 1. The skylight or hatch is installed on a flat roof, the horizontal portion of a mansard roof, or a roof surrounded by an existing parapet that is at least 12 inches higher than the highest part of the roof surface; or
- 2. The skylight or hatch is installed on the portion of a pitched roof that faces a rear lot line or faces within 45 degrees of the rear lot line, see Figure 1.
- 3. On a pitched roof, the skylight has a flat surface and does not include a walkout feature or railing.

**Figure 1**  
**Solar Energy System and Skylight Location on Rooftop**



**Figure 2**  
**Solar Energy Systems on a Pitched Roof**

