



ADMINISTRATIVE INTERPRETATION

DATE: June 26, 2020

TO: City Staff

FROM: Dan Matthys, AICP, Community Development Director

(On)

RE: Administrative Interpretation - Solar Photovoltaic Systems Permitting By Zoning

The City of Maitland is currently undergoing an overhaul of our Land Development and Zoning Code. One of the many goals of the overhaul is to modernize our Code by incorporating policies to protect the environment through the incorporation of various sustainability measures. Sustainability has been identified by City Council as an important issue to address as the City continues moving forward. This importance of sustainability has become increasingly more evident with the unanimous support of Resolution 21-2019 (Establishing an Advisory Sustainability Committee), unanimous adoption of the Maitland Sustainability Action Plan (2019) and unanimous adoption of the Downtown Maitland zoning district standards, which require the incorporation of sustainability measures for all new development and redevelopment.

One such measure includes removing barriers that prevent the harvesting of solar power. The current Land Development Code does not address Solar Photovoltaic (Solar PV) systems, specifically. The Community Development Department recently conducted an audit of existing Photovoltaic systems within the City limits. As of June 15, 2020, the City has permitted 66 Solar Photovoltaic (Solar PV) systems.

Based on my review of the lack of language prohibiting Solar PV systems in the existing Land Development Code, Council's increasing focus on sustainability, the location and zoning districts which currently have Solar PV systems permitted and installed, and the draft language in our Land Development and Zoning Code overhaul (scheduled to be adopted/in effect May, 2021) the following is my administrative interpretation regarding Solar PV systems:

- Rooftop Solar PV systems shall be permitted as Accessory Uses in all zoning districts and are exempt from certain restrictions applied to other Accessory Uses such as height limits and rooftop screening requirements.
- Small ground-mounted solar PV systems shall be permitted as Accessory Uses in all zoning districts and are exempt from certain restrictions applied to other Accessory Uses such as certain setback encroachments, lot coverage or impervious surface ratio restrictions.