

PLANNING AND ZONING DEPARTMENT

MUNICIPAL CENTER, 196 NORTH MAIN STREET
SOUTHINGTON, CONNECTICUT 06489
PHONE (860) 276-6248



FEE: See fee schedule

Date: 3/30/21

Z.A. # 607

PETITION TO ENACT A ZONING REGULATION AMENDMENT OF TEXT

The undersigned respectfully petitions the Southington Planning and Zoning Commission to consider granting a change in the text of the Zoning Regulations.

Description of proposed amendment with all related subsection numbers. Show existing text in upper and lower case and show proposed additions in all upper case letters or underlined numbers. Proposed deletions should be enclosed within double parentheses.

see attached

Is any zoning district potentially impacted by this proposed amendment within 500 feet of a Town boundary?
 yes no

Reason for desired amendment: Promotion of residential green energy options.

Applicant:

Southington Planning &
Name

Zoning Commission
mailing address

196 No Main St

Southington CT 06489

phone # fax #

Phillips R @ southington.org
email

applicant signature: [Signature]

Agent:

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Name

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Add to Section 2 S – Definitions: SOLAR ARRAY – ACCESSARY RESIDENTIAL

A “solar array” shall mean a free-standing, ground-mounted system consisting of a linked series of photovoltaic modules, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling, or water heating on-site. However, excess energy output may be delivered to a power grid to offset the cost of energy on-site.

Add to Section 11.24 – Special Regulations: RESIDENTIAL SOLAR ARRAYS

All solar arrays shall comply with the following requirements and shall be subject to a Special Use Permit approval by the Commission. If there is any conflict between the provisions of this section and any other requirements of the zoning or subdivision regulations the provisions of this section shall take precedence.

Solar arrays shall be treated as accessory uses in the following zone districts: (R80, R40, R20/25, R12). However, solar arrays are not subject to the dimensional requirements of the accessory land use and development provisions in any zone district or other section to the extent they conflict with this section.

Residential Solar Arrays

1. A solar array serving a residential use shall not exceed a capacity of fifteen (15) kilowatts AC per dwelling unit on the property.
2. A solar array shall not be located in the front yard between the principal structure(s) and the public right-of-way.
3. A solar array shall be located a minimum of five feet from all property lines and other structures.
4. An accessory solar array in any residential district shall not exceed the greater of one-half the footprint of the principal structure or 600 square feet, whichever is greater.
5. A residential solar array shall not exceed twelve (12) feet in height.
6. Solar arrays shall comply with all applicable state building and electrical codes.
7. Solar arrays may be required to be screened from adjacent property through vegetation or fencing, or a combination of both, with consideration given to the impact such screening could have on the viability of the solar array energy production.