

Proposed Ordinance No. 2-12
ORDINANCE NO. 1480

AN ORDINANCE AMENDING ORDINANCE NO. 827,
THE OWATONNA ZONING ORDINANCE

WHEREAS, the City of Owatonna has initiated amendments to Ordinance No. 827, the Owatonna Zoning Ordinance, to amend Section V: Special Regulations, and public hearing has been held according to the provisions of Section VII: G, of Ordinance No. 827, and the Planning Commission of the City of Owatonna has recommended the change in zone classification as requested.

THE CITY COUNCIL OF THE CITY OF OWATONNA DO ORDAIN:

SECTION I. Section VII: G, of Ordinance No. 827, is hereby amended as follows:

ADD to Section V "Special Regulations"

S. Solar Collection Systems. Any device that absorbs and accumulates solar radiation for use as a source of energy.

1) Residential Districts.

A) Ground mounted and freestanding solar collection systems are permitted as accessory uses in all residential zoning districts subject to the following requirements.

1. Must be located in rear yard only.
2. A setback of at least three (3) feet from the side and rear property line must be maintained but in no case shall system be located within an easement.
3. Must be located at least three (3) feet from any other principal or accessory structure.
4. Shall not exceed fifteen (15) feet in height when oriented at maximum tilt.
5. Must be located as to minimize glare directed toward an adjoining property or street.
6. Total surface area of all ground-mounted and free-standing solar collectors on the lot shall not exceed two hundred fifty (250) square feet.
7. All exterior electrical or other service lines must be buried below the surface of the ground.
8. Square footage of the solar collection system shall be considered in determining the maximum amount of accessory buildings and structures permitted on a lot.
9. Shall comply with all city and state building and electrical codes.
10. The property owner shall notify the electrical utility where the solar collector system is connected to the electrical utility system.
11. If the solar collection system ceases to perform its originally intended function for more than twelve (12) consecutive months, the property owner shall remove the collector, mount and associated equipment no later than ninety (90) days after the twelve (12) month period.
12. It shall be the responsibility of the property owner to secure any desired solar easement to protect solar access for the system. (as per MN Statute Section 500.30)

B) Rooftop and wall mounted solar collection systems are permitted on principal and accessory buildings in all residential zoning districts subject to the following requirements.

1. Shall not project beyond the peak of the roof.
2. Shall not be more than five (5) feet above the roof to which it is attached.
3. Shall comply with all city and state building and electrical codes.
4. The property owner shall notify the electrical utility where the solar collector system is connected to the electrical utility system.
5. If the solar collection system ceases to perform its originally intended function for more than twelve (12) consecutive months, the property owner shall remove the collector, mount and associated equipment no later than ninety (90) days after the twelve (12) month period.
6. It shall be the responsibility of the property owner to secure any desired solar easement to protect solar access for the system. (as per MN Statute Section 500.30)
7. Must be located as to minimize glare directed toward an adjoining property or street.

2) Business, Industrial and Agricultural Districts.

A) Ground mounted and freestanding solar collection systems are permitted as accessory uses in all business, industrial and agricultural zoning districts subject to the following requirements.

- 1) Must be located in rear yard only.
- 2) A setback of at least three (3) feet from the side and rear property line must be maintained but in no case shall it be located within an easement.
- 3) Must be located at least three (3) feet from any other principal or accessory structure.
- 4) Not to exceed twenty-five (25) feet in height when oriented as maximum tilt.
- 5) Must be located as to minimize glare directed toward an adjoining property or street.
- 6) Total surface area of all ground-mounted and free-standing solar collectors on the lot shall not exceed one thousand (1,000) square feet.
- 7) Square footage shall be considered in determining the maximum amount of accessory buildings and structures permitted on a lot.
- 8) Shall comply with all city and state building and electrical codes.
- 9) The property owner shall notify the electrical utility where the solar collector system is connected to the electrical utility system.
- 10) If the solar collection system ceases to perform its originally intended function for more than twelve (12) consecutive months, the property owner shall remove the collector, mount and associated equipment no later than ninety (90) days after the twelve (12) month period.
- 11) It shall be the responsibility of the property owner to secure any desired solar easement to protect solar access for the system. (as per MN Statute Section 500.30)

B) Rooftop and wall mounted solar collection systems are permitted on principal and accessory buildings in all business, industrial and agricultural zoning districts subject to the following requirements.

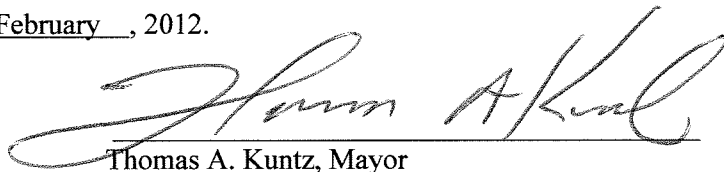
- 1) Shall comply with all building code requirements.
- 2) Shall not exceed the maximum height permitted in the zoning district in which it is located.
- 3) Must be located as to minimize glare directed toward an adjoining property or street.
- 4) The property owner shall notify the electrical utility where the solar collection system is connected to the electrical utility system.
- 5) If the solar collection system ceases to perform its originally intended function for more than twelve (12) consecutive months, the property owner shall remove the collector, mount and associated equipment no later than ninety (90) days after the twelve (12) month period.
- 6) It shall be the responsibility of the property owner to secure any desired solar easement to protect solar access for the system. (as per MN Statute Section 500.30)

SECTION II: Effective Date: This Ordinance shall be in full force and effect from and after its passage and approval and publication, as required by law and/or charter.

Passed and adopted this 6th day of February, 2012, with the following vote:


Aye 5 ; No 0 ; Absent 2 .

Approved and signed this 6th day of February, 2012.



Thomas A. Kuntz, Mayor

ATTEST:



Kris M. Busse, City Administrator/City Clerk