

CITY OF EDINA

ORDINANCE NO. 2018-18

AN ORDINANCE

AMENDMENT REGARDING

SOLAR ENERGY

REGULATIONS

THE CITY COUNCIL OF EDINA ORDAINS:

Section 1. Chapter 36, Article I., Section 36-10 is amended to add the following:

Sec. 36-10 – Definitions.

Solar Energy System: An energy system that consists of one or more solar collection devices, solar energy related “balance of system” equipment, and other associated infrastructure with the primary intention of generating electricity, storing electricity, or otherwise converting solar energy to a different form of energy. Solar energy systems may generate energy in excess of the energy requirements of a property. Solar Energy Systems cannot exceed building height requirements. Residential roof-mounted solar energy systems cannot exceed two feet above the rooftop to which it is attached. Commercial, flat-roof-mounted solar energy systems cannot exceed four feet from the roof to which it is attached to.

Section 2. Chapter 36, Article XII., Section 36-1269 (General Requirements Applicable to all Districts) is amended as follows:

Sec. 36-1269. - Energy collection systems setbacks and as a permitted accessory use.

Facilities and equipment designed for the collection of solar energy or wind energy shall maintain the same setbacks as are required for principal buildings or structures and shall not be located within the front yard. Solar Energy Systems are permitted accessory uses in all zoning districts.

Section 3. Chapter 36, Article XII., Section 36-1457, Subdivision III (Screening) is amended as follows:

Sec. 36-1457. - Required.

The following uses shall be screened in accordance with the requirements of this subdivision with the exception of Solar Energy Systems. Solar Energy Systems are exempt from screening requirements.

(1) Nonresidential principal buildings or structures, and any building or structure accessory thereto, shall be screened from lots in the R-1 district which are used for single dwelling unit buildings and which are located within 200 feet of the nonresidential use. The distance shall be the shortest distance between the nonresidential building or structure to be screened and the nearest lot line of the R-1 district lot, but shall not extend across a street;

(2) Principal buildings or structures, or any building or structure accessory thereto, located in the Planned Industrial District or Planned Commercial District shall be screened from lots used for any residential purpose which are located within 200 feet. The distance shall be the shortest distance between the PID or PCD building or structure to be screened and the nearest lot line of the residential lot, but shall not extend across a street;

(3) Off-street parking facilities containing six or more spaces and all loading facilities shall be screened from streets located within 50 feet, and from lots which are used for any residential purpose which are located within 50 feet. Said distance shall be the shortest distance between the parking facility or loading facility and the nearest part of the street or the nearest lot line of the residential lot;

(4) Trash storage facilities, including recycling storage facilities, shall be screened from all lot lines and public road rights-of-way; and

(5) All mechanical equipment accessory to any building, except single dwelling unit and double dwelling unit buildings, shall be screened from all lot lines and streets.

Section 4. This ordinance is effective immediately upon passage and publication.

First Reading:

December 4, 2018

Second Reading:

December 18, 2018

ATTEST: Sharon Allison, City Clerk
James B. Hovland, Mayor
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