

contours of the lot, building and structure locations along with outer most perimeters of the proposed building area; and any wooded areas to be removed or preserved.

510.G. Where building or earth moving activities are proposed on a lot with slopes of more than 15 percent, the applicant must prove that the removal of healthy trees with trunk widths of more than eight inches measured at a height of three and one half feet above the ground level and other attractive natural vegetation will be minimized.

SECTION 511. SUPPLEMENTAL REGULATIONS.

511.A. ACCESSORY USES.

1. Accessory Solar Energy Systems (ASES).

a. Compliance with Industry Standards. The ASES layout, design, installation, and ongoing maintenance shall conform to applicable industry standards, such as those of the American National Standards Institute (ANSI), Underwriters Laboratories (UL), the American Society for Testing and Materials (ASTM), Institute of Electrical and Electronics Engineers (IEEE), Solar Rating and Certification Corporation (SRCC), Electrical Testing Laboratory (ETL), Florida Solar Energy Center (FSEC) or other similar certifying organizations, and shall comply with the UCC, regulations adopted by the Pennsylvania Department of Labor and Industry, and with all other applicable fire and life safety requirements. The manufacturer specifications for the key components of the system shall be submitted as part of the permit application.

b. Installers. ASES installers must demonstrate they are listed as a certified installer on the PA Department of Environmental Protection's (DEP) approved solar installer list or that they meet the criteria to be a DEP approved installer by meeting or exceeding one of the following requirements:

i. Is certified by the North American Board of Certified Energy Practitioners (NABCEP) for PV installation.

ii. Has completed an Interstate Renewable Energy Council (IREC) Institute for Sustainable Power Quality (ISPQ) accredited PV training program or a PV manufacturer's training program and successfully installed a minimum of three PV systems.

iii. For residential applications, a registered home improvement contractor with the Attorney General's Office.

c. Maintain in Good Working Order. Upon completion of installation, the ASES shall be maintained in good working order in accordance with manufacturer's standards of and any other codes under which the ASES was constructed. Failure of the owner to maintain the ASES in good working order is

grounds for enforcement action by the Zoning Officer under Section 706 of this Ordinance.

d. Underground Requirements. All on-site utility, transmission, and plumbing lines shall be placed underground.

e. Signage. The display of advertising is prohibited except for a nameplate and identification sign under Section 509 of this Ordinance.

f. Glare.

i. All ASES shall be placed such that concentrated solar radiation or glare does not project onto nearby properties, structures, buildings, or roadways.

ii. The applicant has the burden of proving that any glare produced does not have a significant adverse impact on neighboring or adjacent uses either through siting or mitigation.

g. Solar Easements. If a solar easement, intended to guarantee unobstructed solar access, is desired by the applicant, owner or landowner for an ASES, such matter shall be carried out as a private agreement among the parties of which the Township may not be a party. The Township shall also not be responsible for ensuring the maintenance or enforcement of any solar easement.

h. Roof Mounted and Wall Mounted ASES.

i. Location. A roof mounted or wall mounted ASES may be located on a principal or accessory building.

ii. Setbacks.

I. Wall mounted ASES shall comply with the setbacks for an accessory structure under Section 501(C) of this Ordinance.

II. Roof mounted ASES may not extend beyond any portion of the roof edge.

iii. Height. ASES mounted on roofs or walls of any building shall be subject to the maximum height requirement specified for a principal building within the zoning district in which it is located.

iv. Code Compliance. For roof and wall mounted systems, the applicant shall provide evidence that the plans comply with the UCC and that the roof or wall must be capable of holding the load imposed on the structure. Applications for roof mounted ASES shall be accompanied by

engineer stamped plans that demonstrate the structural sufficiency of the roof to hold the weight of the ASES.

i. Ground Mounted ASES.

i. Setbacks.

I. The minimum yard setbacks from side and rear property lines shall comply with the required setbacks for a principal structure setback of the zoning district in which it is located.

II. Ground mounted ASES are prohibited in front yards, between the principal building and the public street, excluding front yard locations which are located not less than 200 feet from the front property line.

ii. Height. Freestanding ground mounted ASES may not exceed 20 feet in height above the ground elevation surrounding the systems.

iii. Maximum Impervious Surface

I. The surface area of the arrays of a ground mounted ASES, regardless of the mounted angle of any solar panels, shall be considered impervious and calculated in the percentage of impervious cover. ASES may not exceed the maximum impervious cover for the zoning district in which it is located.

II. If applicable, the applicant shall submit a stormwater management plan that demonstrates compliance with the Township stormwater management regulations.

iv. Screening. Ground mounted ASES when located less than 50 feet from a property line shall be screened from any adjacent property that is residentially zoned or used for residential purposes. The screening shall be in accordance with landscaping requirements of Section 503 of this Ordinance.

j. Safety and Warning Signage. Appropriate safety and warning signage concerning voltage shall be affixed to ground mounted electrical devices, equipment, and structures. All electrical control devices associated with the ASES shall be locked to prevent unauthorized access or entry.

k. Location Restrictions. A ground-mounted ASES may not be placed within any legal easement or right-of-way location, or be placed within any stormwater conveyance system or in any other location on the property that would

alter or impede stormwater runoff from collecting in a constructed stormwater conveyance system.

2. Accessory Wind Energy Facilities (AWEF).

a. Compliance Standards. The layout, design and installation of AWEF shall conform to applicable industry standards, including those of the American National Standards Institute (ANSI), Underwriters Laboratories (UL), Det Notske Veritas, Germanischer Lloyd Wind Energies, the American Society of Testing and Materials (ASTM), or other pertinent certifying organizations and comply with the UCC and all applicable building and electrical codes of the municipality. The manufacturer specifications shall be submitted as part of the permit application.

b. Noise.

i. The sound produced by an AWEF shall not exceed 45 dBA L_{max} as measured at the property line at ground level.

ii. Methods for measuring and reporting acoustic emissions from AWEF shall be equal to or exceed the minimum standards for precision described in ANSI/ASA S12.9 Part 3, Short Term Measurements with an Observer Present; S 12.100, Methods to Define and Measure the Residual Sound in Protected Natural and Quiet Residential Areas; and Computer Modeling shall comply with ANSI.ASA S12.6 (ISO9613-2) Attenuation of sound during propagation outdoors- Part 2 General method of Calculation.

c. Accessory Building Storage. When an accessory building is necessary for storage cells or related mechanical equipment, the accessory building shall comply with accessory building requirements of Section 501(C) of this Ordinance.

d. Underground Requirements. All on-site utility, transmission lines, and cables shall to the maximum extent possible be placed underground.

e. Utility Notification. The owner of an AWEF shall provide the municipality with written confirmation that the public utility to which the AWEF will be connected has been informed of the customer's intent to install a grid connected system and approved of such connection. Off-grid AWEF shall be exempt from this requirement.

f. Signage. The display of advertising is prohibited, except for the identification of the manufacturer of the system.