

outlining the steps and schedule for returning the WECS to service. All WECS and accessory facilities shall be removed to four feet below ground level within ninety (90) days of the discontinuation of use.

B. Solar Energy Systems:

1. Accessory Use.

- a. Solar energy systems shall be allowed as accessory in all zoning districts in accordance with the standards in this Section.
- b. The following systems shall be exempt from the requirements of this section and shall be regulated as any other building element:
  - (1) Building integrated solar energy systems that are an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural element or structural component including, but not limited to, photovoltaic or hot water solar energy systems contained within roofing materials, windows, skylights and awnings.
  - (2) Passive solar energy systems that capture solar light or heat without transforming it into another form of energy or transferring the heat via a heat exchanger.

2. System Standards:

a. Electrical:

- (1) All utilities shall be installed underground.
- (2) An exterior utility disconnect switch shall be installed at the electric meter serving the property.
- (3) Solar energy systems shall be grounded to protect against natural lightning strikes in conformance with the National Electrical Code as adopted by the City.
- (4) No solar energy system shall be interconnected with a local electrical utility company until the utility company has reviewed and commented upon it. The interconnection of the solar energy system with the utility company shall adhere to the National Electrical Code as adopted by the City.

- b. Maximum Area: Ground mounted solar energy systems shall be limited to a maximum area of:
  - (1) Residential Uses: 120 square feet.
  - (2) Non-Residential Uses: Five (5) Percent of Lot Area
- c. Color: All roof-mounted solar energy systems shall use colors that are the same or similar with the color of the roof material of the building on which the system is mounted.

3. Location and Height Standards:

- a. Roof mounting of solar energy systems shall be a permitted accessory use subject to the following:
  - (1) The solar energy system shall comply with the maximum height requirements of the applicable zoning district.
  - (2) The solar energy system shall not extend beyond the perimeter of the exterior walls of the building on which it is mounted.
- b. Ground mounting of accessory solar energy systems shall be a conditional use subject to the following:
  - (1) No solar energy system within the C-O District shall be ground mounted.
  - (2) Yards:
    - (a) The solar energy system shall only be located in the rear yard within residential districts.
    - (b) Within all other zoning districts, the solar energy system may be located in any yard.
  - (3) Setbacks: All components of the solar energy system shall comply with the following minimum setbacks from property lines:
    - (a) Front Yard: Applicable principal building setback of the respective zoning district.
    - (b) Side Yard: Ten (10) feet

(c) Rear Yard: Ten (10) feet

- (4) Solar energy systems shall not encroach upon drainage and utility easements.
  - (5) The solar energy system shall comply with the maximum height requirements for accessory buildings for the applicable zoning district.
4. Screening: Solar energy systems shall be screened from view of adjacent residential zoning districts to the extent possible without affecting their function.
  5. Certification. The solar energy system shall be certified by Underwriters Laboratories, Inc. and comply to the requirements of the International Building Code.
  6. Abandonment: Any solar energy system which is inoperable for twelve (12) successive months shall be deemed to be abandoned and shall be deemed a public nuisance. The owner shall remove the abandoned system at their expense after obtaining a demolition permit.
  7. Building Permit. A building permit as may be required by the Building Code shall be obtained for any solar energy system prior to installation.

**Subd. 22. Temporary Sales.** Temporary, outdoor sales events may be allowed in the C-1 and C-3 Districts by approval of the Zoning Administrator provided that:

- A. Such activity is directed towards the general public and includes grand openings, warehouse sales, sidewalk sales, inventory reduction or liquidation sales, distressed merchandise sales, and seasonal merchandise sales, sales of produce or other licensed transient sales and displays of materials that are typically not sold or serviced on the site.
- B. The following specific standards shall apply to all proposed temporary outdoor sales activities allowed by this subsection and by city code business licensing provisions in addition to other applicable building and safety code requirements as determined by the zoning administrator:
  1. The maximum total time for temporary outdoor sales activities shall be the period specified in the administrative permit and, in no case, shall be limited to no more than ninety (90) days per calendar year.