

Sample Solar-Friendly Municipal Planning and Zoning Code Madison, WI

CHAPTER 16, GENERAL PLANNING

(8) Design Standards.

(a) Streets And Alleys

e. Street patterns and lot lines generally determine building orientation. To facilitate solar access, streets shall be oriented in an east-west direction to the maximum extent possible or to within 20 degrees of such orientation. This requirement shall not apply to preliminary plats approved prior to the effective date of this ordinance, provided the final plat of the preliminary plat is submitted within six (6) months, or to final plats submitted within six (6) months of preliminary plat approval or to portions of the subdivision where the applicant demonstrates that:

- i. There are other means of assuring solar access to lots in question, including but not limited to cluster development on large parcels or through the use of building setback or solar access easements.
- ii. Topographic conditions on or surrounding the land being subdivided make such orientation unreasonable.
- iii. The shape and size of the property being subdivided make such orientation unreasonable.
- iv. Adopted storm water management plans or policies indicate a different street orientation.
- v. Existing or approved future development contiguous to the subject property precludes adequate solar access to the portion in question.
- vi. Existing street patterns contiguous to the subject property make such orientation unreasonable.
- vii. Specific adverse environmental impacts would occur on the site if such orientation were achieved.
- viii. Desirable street circulation patterns require some streets to be in a more north-south direction.
- ix. The final platting of only a portion of an approved preliminary plat precludes changes in remaining portions of the preliminary plat which are necessary to provide adequate solar access to the portion in question.
(Cr. by Ord. 8128, 10-17-83)

(d) Lots.

1. The size, shape and orientation of the lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. The lots shall be designed to provide an aesthetically pleasing building site and a proper architectural setting for the buildings contemplated. The lots shall be oriented to maximize solar access to buildings. Solar access is generally the greatest when the buildings' longest axis is east to west and southerly building exposures are maximized. Lots shall be oriented to maximize opportunities for pedestrian travel and neighborly interaction. (Am. by Ord. 11,505, 1-26-96)

4. Side lot lines shall be as nearly as possible at right angles to straight street lines or radial to curved street lines on which the lots face, except where more flexible lot line orientation is

necessary to secure solar access to the lot, such as in the case of intercardinal streets where the side lot lines are located as close as possible to the north-south axis. (Am. by Ord. 8128, 10-17-83)

(f) Public Sites And Open Spaces.

1. In the design of the plat due consideration shall be given to the reservation of suitable sites of adequate area for future schools, parks, playgrounds, drainageways, storm water management or treatment facilities, and other public purposes. In the location of such sites consideration shall be given to the preservation of scenic and historical landmarks and sites; watercourses, streams, lakes, ponds, marshes and their accompanying watersheds; and significant woodland, prairie and wetland plant and animal communities. Consideration shall also be given to solar access where the location of open space lands provide greater achievement of solar access objectives and requirements of the entire subdivision. (Am. by Ord. 8128, 10-17-83; ORD-08-00050, 5-24-08)

(g) The installation of street trees shall take into account solar access objectives in the selection of tree species and planting location so as to minimize future shading of the most southerly side of contemplated building locations. (Cr. by Ord. 8128, 10-17-83)

Source: City of Madison, City Code - General Planning

<http://www.dsireusa.org/documents/Incentives/Chapter%2016%20-%20General%20Planning.pdf>

CHAPTER 28, ZONING CODE

28.04 GENERAL PROVISIONS

(18) Exemptions.

(e) 1. Solar and wind energy systems are permitted accessory uses in all districts provided that the Director of the Department of Planning and Community and Economic Development has approved a placement plan showing the location of the solar or wind energy system on the lot and the design of the solar or wind energy system. The placement plan also shall include the location of improvements on adjoining lots as well as landscaping on the lot and adjoining lots that impacts the location of the solar or wind energy system. Additional materials may be required as determined by the Director of the Department of Planning and Community and Economic Development. Any conditions or restrictions imposed by the Director of the Department of Planning and Community and Economic Development shall be limited to those that serve to preserve or protect the public health and safety, or do not significantly increase the cost of the system or significantly decrease its efficiency, or allow for an alternative system of comparable cost and efficiency. Some development that includes solar or wind energy systems may also require approval under other ordinances, including but not limited to Planned Unit Development approval by the Plan Commission, Urban Design Commission, and Common Council; some construction in Urban Design Districts; and Certificate of Appropriateness Approval by the Landmarks Commission.

Source: City of Madison, City Code - Zoning Code

<http://www.dsireusa.org/documents/Incentives/Chapter%2028%20-%20Zoning%20Code.pdf>