

CITY OF COLLINSVILLE, ILLINOIS

ORDINANCE NO. 23-132

**AN ORDINANCE AMENDING
SECTION 17.060 – SUPPLEMENTAL DISTRICT REGULATIONS OF
TITLE 17 (ZONING) OF THE CODE OF ORDINANCES
OF THE CITY OF COLLINSVILLE AS IT RELATES TO REGULATING
SOLAR ENERGY SYSTEMS.**

ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF COLLINSVILLE, ILLINOIS

THIS 28th DAY OF November, 2023

Published in pamphlet form by authority of the City Council of the City of
Collinsville, Madison County, Illinois, this 28th day of November, 2023.

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SOLAR ENERGY SYSTEMS.**

WHEREAS, the City of Collinsville, Illinois, a home rule municipality (hereinafter the “City”), has enacted Municipal Code regulations for the purpose of improving and protecting the public health, safety, comfort, convenience, and general welfare of the people; and

WHEREAS, the City of Collinsville acknowledges the benefits of solar energy production to both residential and commercial interests as a way to boost renewable energy generation, reduce stress on the power infrastructure grid, and encourage energy independence.

WHEREAS, the City of Collinsville adopts, amendments, and maintains Zoning Regulations which regulate and restrict the location and use of structures and land within each district or zone.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Collinsville, Illinois, as follows:

Section 1. Section 17.060.280 – Solar Energy Systems of Title 17 (Zoning) of the Code of Ordinances of the City of Collinsville, Illinois, shall be established with the following language:

Section 17.060.280 – Solar Energy Systems

A. Purpose

The City of Collinsville finds that it is in the public interest to encourage the use and development of Solar Energy Systems as a clean, renewable energy source and to help promote local, clean jobs. The purpose of this section is to facilitate the effective and efficient use of Solar Energy Systems while protecting the public health, safety, and welfare of residents and the general public.

B. Applicability

1. This section applies to new equipment and / or devices which convert sunlight into electricity through photovoltaic cells or panels (referred to hereafter as “Solar Energy Systems”).
2. Roof-mounted Solar Energy Systems are only subject to the regulations found under subheading C. General Regulations for Solar Energy Systems.
3. Pre-existing Solar Energy Systems with valid permits are not required to meet the requirements of this section, and if not in compliance with these regulations, shall be considered legal nonconforming structures and subject to all relevant regulations in Sec. 17.090.030 regarding the conditions of loss of legal nonconforming status.

C. General Regulations for All Solar Energy Systems

1. Construction or installation of Solar Energy Systems shall require review and approval of a building permit.
2. Primary-use Solar Energy Systems shall be permitted according to the City’s Use Table, Section 17.050.010, under the permissibility for NAICS code 221114 – Solar Electric Power Generation.
3. Solar Energy Systems constructed on properties or structures with historic designation shall be subject to Certificate of Appropriateness standards / process as defined in Section 17.200 – HISTORIC PRESERVATION.
4. Solar Energy Systems shall not be constructed or operated in such a way as to project nuisance glare onto neighboring properties or within the public right-of-way.
5. Site Plan Required – The applicant shall submit a detailed site plan for both existing and proposed conditions. This site plan shall show the locations of all of the following items:
 - a. Solar Energy Systems with spacing between rows noted (if applicable)
 - b. Other structures on the same lot and structures within fifty feet of the nearest edge of a Solar Energy Systems*
 - c. Nearest property lines, rights-of-way, and roads
 - d. Floodplains, wetlands, and other protected natural resources*

- e. Site topography*
- f. Electric equipment, including number and location of inverters, batteries, transformers, and method of grid interconnection.
- g. Horizontal Solar Energy Systems elevations with total system height noted (at maximum system tilt, if applicable).
- h. Mounting and/or footing details attested to by a registered design professional.
- i. Equipment access lanes and / or roof setbacks (if roof-mounted)
- j. Groundcover species (if freestanding and on a lot of commercial use)*

*Note: Site plan items marked with an * asterisk are not required for roof-mounted solar energy systems.*

D. Commercial Solar Energy Systems – Freestanding Solar Energy Systems located on properties of commercial use shall be subject to the following regulations:

1. Groundcover & Stormwater Regulations –

- a. A horizontal bounding-box zone encompassing all freestanding photo-voltaic equipment (cells, arrays, panels, etc.) shall maintain a groundcover composed of native perennial grasses and an assortment of native wildflowers (minimum 6 species)
- b. Groundcover areas and species shall be noted on the Site Plan.
- c. The City Engineer shall reserve the authority to subject some or all of the total area of the Solar Energy Systems to impervious surface calculations within designated floodplain areas to conform to State and Federal floodplain management regulations.
- d. Exemption: Areas directly adjacent to inverters, transformers, batteries, or other energy storage / conveyance equipment or underneath Solar Energy System carports shall not be required to maintain native groundcover.

2. Yard and Layout Regulations -

- a. Commercial Solar Energy Systems shall maintain the following setbacks from adjacent property lines:
 - i. Front Yard – Commercial Solar Energy Systems may be constructed in front of the front building line of the primary

structure, provided a twenty-five (25) foot front yard setback is maintained.

- ii. Side Yard – Ten (10) Feet
- iii. Rear Yard – Ten (10) Feet
- iv. Buffer – Solar Energy Systems shall maintain a minimum distance of five (5) feet from other structures on the same lot.

b. Commercial Solar Energy Systems shall maintain an aisle width between rows of panels, racks, or other equipment which meets or exceeds the horizontal ground width of the Solar Energy System panel rows when calculated at minimum vertical tilt.

c. Exemption. Solar Carports shall not be subject to yard and layout regulations, provided that they are constructed over a dedicated off-street parking area and any required landscaping which would be displaced shall be relocated or replaced elsewhere on the property.

3. Screening of Mechanical Equipment - All non-photovoltaic mechanical equipment constructed on commercial lots is required to comply with Section 17060.260.E – Situation and Screening of Functional Elements.

E. Residential Solar Energy Systems – Freestanding Solar Energy Systems located on properties of residential use shall be subject to the following regulations:

1. Yard and Layout Regulations -

a. Residential Solar Energy Systems shall maintain the following setbacks from adjacent property lines:

i. Front Yard – Solar Energy Systems for residential uses shall not be permitted in the front yard area (in front of the front building line of the primary structure).

ii. Side Yard – Five (5) Feet

iii. Rear Yard – Five (5) Feet

iv. Buffer – Solar Energy Systems shall maintain a minimum distance of five (5) feet from other structures on the same lot.

b. Residential Solar Energy Systems shall maintain an aisle width between rows of panels, racks, or other equipment which meets or

exceeds the horizontal ground width of the Solar Energy System panels calculated at minimum vertical tilt.

Section 2. In the event any section or provision of this Ordinance shall be held unconstitutional or invalid by any Court, in whole or in part, such holding shall not affect the validity of this Ordinance or any remaining part of this Ordinance, other than the part held unconstitutional or invalid.

Section 3. All ordinances, or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies.

Section 4. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section 5. This Ordinance is effective upon its passage by the City Council, approval by the Mayor, and publication according to law.

PASSED by the City Council and Approved by the Mayor this 28th day of November 2023.


Ayes: Jerome, Hausmann, Green, Stehman

Nays: None

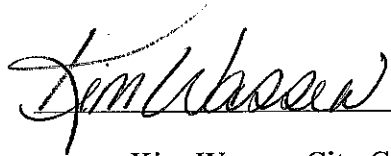
Absent: Fuhrmann

Approved: November 28, 2023

APPROVED: _____


Jeff Stehman, Mayor

ATTEST: _____


Kim Wasser, City Clerk

RECORDED: _____ 2023.