

Municipal Ordinance Best Practices for Accessory and Principal Use Solar Power

Chester County, PA



DO

- DO** provide a purpose statement that acknowledges solar power as an inherently beneficial use.
- DO** explicitly allow accessory use solar by right in all districts.
- DO** specify that accessory use solar is intended to meet the needs of the principal use **and** any accessory uses on the property.
- DO** separate out different types of renewable energy systems (solar, wind, etc.) and provide unique standards for each.
- DO** explicitly specify that solar panels are considered a pervious surface if the ground beneath it is vegetated.

DON'T

- DON'T** impose restrictions on the kW output of solar energy systems.
- DON'T** impose setbacks on accessory or principal use solar above and beyond those required for other accessory or principal uses.
- DON'T** categorically exclude principal use solar from all zoning districts.
- DON'T** call out specifications in the ordinance that are also found in fire code, building code, or other codes referenced by the municipality.
- DON'T** prohibit the co-location of energy storage/batteries with accessory use or principal use solar.



For more information, visit:
www.chescoplanning.org/Environmental/CleanEnergy/SolarPower.cfm
 or email us at:
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