



TO: City Plan Board **Item Number:** 7

FROM: Planning & Development Services Department **DATE:** Jan. 22, 2015
Staff

SUBJECT: Petition PB-14-156 TCH. City Plan Board. Amend the Land Development Code to allow rooftop solar photovoltaic panels in all zoning districts and provide regulations for installation in historic districts.

Recommendation

Approve Petition PB-14-156 TCH.

Discussion

This petition proposes to amend the Land Development Code to allow installation of rooftop solar photovoltaic panels in all zoning districts. It also adds a definition of rooftop solar photovoltaic systems and provides regulations concerning installation of these systems in the historic districts and for individually listed historic properties.

These changes are being made to the Land Development Code because the City has entered into an interlocal agreement with Alachua County (who has partnered with the lead organization, Broward County) under the U.S. Department of Energy Rooftop Solar Challenge Agreement, entitled Go SOLAR-Florida to expedite permits for rooftop photovoltaic solar systems and encourage installation. This petition represents one of the deliverables under the agreement. Exhibit B-1 contains the interlocal agreement.

To date, the City has administratively allowed the installation of rooftop solar photovoltaic panels in all zoning districts. However, the Land Development Code does not contain any clear statements concerning this and does not contain a definition of these systems. Petition PB-14-156 TCH will add a new Section 30-343.1 that explicitly allows these rooftop solar photovoltaic panels in all zoning districts (see Exhibit A-1).

In addition, the Land Development Code does not contain clear guidance concerning the installation of rooftop solar photovoltaic systems in historic districts or on individually listed historic properties. Additional design criteria language is proposed in the Land Development Code Sec. 30-112 to provide for staff review/approval for solar photovoltaic solar systems in the historic districts and for individually listed properties. This would expedite installation of the systems in many cases and reduce the number of cases that might need Historic Preservation Board review. Those systems that do not meet the criteria for staff review/approval will be required to obtain a Certificate of Appropriateness from the Historic Preservation Board.

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Exhibit A-1 contains the proposed text changes to the Land Development Code.

Respectfully submitted,

A handwritten signature in cursive script that reads "Onelia Lazzari". The signature is written in black ink and is positioned above the printed name and title.

Onelia Lazzari, AICP
Principal Planner

List of Exhibits

Exhibit A-1: Proposed Land Development Code text changes

Exhibit B-1: Interlocal agreement between the City of Gainesville and Alachua County

Exhibit C-1: Application