

## **Exhibit A-1: Proposed Land Development Code text changes**

### **Sec. 30-23. Definitions.**

(c) Throughout this chapter, the following words and phrases shall have the meanings indicated unless the text of the article or section in which used clearly indicates otherwise:

Rooftop photovoltaic solar system means a system which uses one or more photovoltaic panels installed on the surface of a roof, parallel to a sloped roof or surface, or rack-mounted on a flat roof, to convert sunlight into electricity. A residential rooftop photovoltaic solar system is less than approximately 10kW and a small commercial system is less than approximately 300kW.

### **Section 30-343.1 Rooftop photovoltaic solar systems.**

There shall be allowed as permitted uses in all zoning districts:

- (1) Rooftop photovoltaic solar systems as defined in this chapter.

Within the historic districts and for individually listed historic structures additional regulations for installations shall apply as indicated in Sec. 30-112.

### **Sec. 30-112. Historic preservation/conservation.**

(d) *Local register of historic places.*

- (5) *Certificate of appropriateness required.*

- a. A certificate of appropriateness must be obtained before making certain alterations, described below as regulated work items, to contributing structures within a local register district and structures listed individually on the local register.
- b. For each of the regulated work items listed below, the following applies:
  1. *Ordinary maintenance.* If the work constitutes ordinary maintenance as defined in this chapter, the work may be done without a certificate of appropriateness.
  2. *Staff approval.* If the work is not ordinary maintenance, but the work will result in the original appearance as defined in this chapter, or meet the design standards in the Historic Preservation Rehabilitation and Design Guidelines ~~preservation design and procedure manual for existing historic/cultural resources~~ on file in the planning and development services department, the certificate of appropriateness may be issued by the city manager or designee.

In addition, the City Manager or designee may issue a certificate of appropriateness for the installation of a rooftop photovoltaic solar system, as defined in this chapter, if the installation is located away from street frontage view and meets the following additional design criteria, as relevant:

- i. Solar panels are mounted apart from contributing structures, and placed on a shed, garage or other accessory structure.
- ii. Location is not on an historic portion of the structure.
- iii. The attached solar panel system is located in a manner such that it does not affect the primary roof facade elevations.
- iv. Installation does not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers.
- v. Installation will not result in the removal or permanent alteration of historic fabric. Solar panel installations should be reversible.
- vi. Solar panels should be flush to the roof or low profile, to the extent feasible.
- vii. On flat roofs, solar panels are set back from the edge. If there is a parapet, panels are located behind the parapet walls.
- viii. Solar panels, support structures, and conduits blend into the surrounding features of the historic resource.