

Solar Energy Systems in Memphis and Shelby County **(THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE)**

If you choose to have Solar Panels these are the regulations you must follow
(All Work must be Approved by the Shelby Park HOA Board and/or the Management Company)

Article 2. a. General Provisions **2.6 Use Standards-2.6.2 Civic Use Standards—** **Memphis/Shelby**

1. Solar energy systems are permitted as an accessory use in all zoning districts, except for solar farms which are permitted as principal uses according to Chapter 2.5, Use Table.
2. Panels 4 square feet or less are exempt from these regulations.
3. All ground mounted electrical or control equipment shall be secured to prevent unauthorized access.
4. Equipment that is not functional or has not been used for a period of one (1) year must be removed.
5. Trees in the right-of-way may not be removed or damaged for increased access to sun.
6. Power grid interconnection shall be in accordance with MLGW standards and regulations.

B. Freestanding Solar Energy Systems

1. Free standing arrays are permitted in rear and side yards only.
2. Panel arrays must be setback either the minimum district setback or 110% the height of the panel array, whichever is greater, as measured from grade to highest point on the array.
3. Arrays may not exceed the height of the principal structure or 35 feet, whichever is less.
4. Electrical lines from the panel array must be in conduit and placed below ground.
5. Panels must be appropriately screened from neighboring properties and public rights-of-ways.

C. Building Mounted Solar Energy Systems

1. On single-family residential structures, panel arrays shall not extend more than 12 inches above the peak of any roof that is viewed from the street nor shall they extend more than 12 inches beyond any edge of the roof.
2. Where the panels are placed atop a flat roof they shall not extend more than five feet above the roof and shall be appropriately screened from the public right of way via the building's façade or similar mechanism.
3. Where panels are incorporated into or attached to the walls of a building they shall be appropriately glazed so as to prevent glare.

Section 2. Duty to Maintain. Except for maintenance requirements herein imposed upon the Association, the Owner of any Lot shall, at his own expense, maintain the interior and exterior of any improvements on his Lot, including all driveways and any and all equipment, and fixtures therein situate, and its other appurtenances, in good order, condition and repair, and in clean and sanitary condition, and shall do all redecorating, painting and the like which may at any time be necessary to maintain the good appearance of his Lot and appurtenances. All exterior maintenance is subject to approval of the Architectural Control Committee.