

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Text Amendment to allow for solar panels on the front of the structure or street side portion of the roof |
| Location | - | Sylvania Township |
| Applicant | - | Sylvania Township Zoning Commission |

STAFF ANALYSIS

The applicant is proposing an amendment to the Renewable Section 822 in the Sylvania Township Zoning Resolution that would allow for solar panels on the front of the structure or street facing portion of the roof. Currently, the zoning resolution prohibits flush mounted solar panels to be installed on the roof in the front profile of any single-family home or structure.

The township has received and processed multiple Board of Zoning Appeals applications from homeowners seeking a waiver for this specific language. Following the approval of the text amendment, residents will be able to consider solar energy for their homes. Staff supports the amendment.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of the proposed amendment to the Sylvania Township Zoning Resolution shown in EXHIBIT "A" to the Sylvania Township Zoning Commission and Township Trustees.

TEXT AMENDMENT
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C1080
DATE: July 23, 2025
TIME: 9:00 A.M.

MLM
EXHIBIT "A" follows

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

822 RENEWABLES

A. SMALL WIND TURBINE

1. General Requirements:

- a. Small wind turbines are permitted as accessory structures in all Districts on parcels three (3) acres or greater in size.
- b. The small wind turbine shall service only one residence.

2. Specific Requirements:

- a. Height: The total height of the tower shall not exceed one hundred twentyfive (125') feet. The minimum distance between the ground and any protruding blades shall be fifteen (15') feet as measured at the lowest point of the arc of the blades.
- b. Fall zone: The small wind turbine shall be a distance of at least 110% of height of the total structure from any property line, dwelling, or right-ofway.
- c. Set-back: No part of the small wind turbine structure, including guy wire anchors, shall extend closer than ten (10') feet to the property line. 8 - 11
- d. Lighting: The maximum lighting used on the structure is a low intensity red light regulated by the Federal Aviation Administration.
- e. Noise: Noise coming from the small wind turbine shall not exceed 65 dBA to the nearest property line.
- f. Fencing: The supporting tower shall be enclosed with a six (6) foot high fence unless the base of the tower is not climbable for a distance of twelve (12') feet.
- g. Base: All tower support bases shall comply with Lucas County Building Department regulations and construction plans shall be prepared by a professional engineer.
- h. The wind turbine transmission lines shall be underground.

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

B. SOLAR PANEL

Solar panels shall be allowed in all Districts either attached to permitted principal or accessory buildings or as accessory structures subject to the following regulations:

1. Attached to building. Where attached to building, the solar panels shall be subject to the same regulations as the building in terms of height and setbacks. Solar panels may be attached to the roof or the building wall, but not both.
 - a. Roof mounted panels shall include solar panels integrated as the surface layer of the roof structure which no additional apparent change in relief or projection (the preferred installation), or separate flush-mounted solar panels attached to the roof surface.
 1. Solar panels integrated as the surface layer of the roof structure may be located on any part of the roof.
 2. ~~Separate flush-mounted solar panels may only be located on a rear or side facing roof.~~
 3. **2.** Separate flush-mounted solar panels installed on a building or structure with a sloped roof surface shall not project vertically above the peak of the roof to which it is attached.
 4. **3.** Solar panels mounted on a flat roof shall not project vertically higher than the height of the parapet wall surrounding the roof or shall be screened by architectural features.
 - b. Flush-mounted solar panels on the building wall may only be attached to one (1) side or rear building facade and shall not face a street.
2. Free-standing. Solar panels that are not attached to a building shall be permitted as an accessory structure subject to the following regulations:
 - a. Free-standing solar panels shall be permitted in the rear yard only.
 - b. Free-standing solar panels shall be setback according to the setback requirements of Section B.2.b. of this Article.
 - c. Free-standing solar panels shall not exceed a height of four (4) feet.
 - d. The surface area covered by a free-standing system shall not exceed one percent (1%) of the lot or one hundred eighty (180) square feet, whichever is less. Area covered shall be included in the lot coverage calculations for the lot. 8 - 12
 - e. All power transmission lines shall be underground.
 - f. Free-standing solar panels and shall be screened by landscaping.
3. Glare. Solar panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties, or roadways.