

VILLAGE OF GURNEE SOLAR ENERGY SYSTEM REGULATIONS

General Regulations:

- Solar energy systems are permitted only as accessory to a principal building or use.
- Solar energy systems must be installed according to manufacturer specifications and in accordance with all applicable Village codes and ordinances.
- Electric solar energy system components must have a UL listing.
- No grid-intertie photovoltaic system shall be installed until evidence is provided to the Village that the owner has submitted notification to the utility company of the customer's intent to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.
- If more than one roof area contains solar collectors that are building-mounted, the Fire Department must review and approve the installation of the solar collectors to verify that adequate roof access is provided to emergency personnel in the case of an emergency.

Building-Mounted Solar Energy Systems (See Zoning Ordinance Article 10.2.18):

- Building-integrated and/or flush-mounted solar energy systems are permitted on any roof area.
- Non-flush-mounted solar energy systems are permitted on a building with a flat roof if the solar collector is completely screened from view to an observer five feet above the ground at any point along an abutting lot line.
- Non-flush-mounted solar energy systems that cannot be screened from view require approval of a special use permit. However, a non-flush-mounted system is prohibited on any roof that is adjacent to the front setback and/or corner side setback.
- The solar collector surface area is limited to 80% coverage of any roof area upon which the collectors are mounted, and must be set back from the roof edge a minimum of one foot. Requests for solar collector coverage greater than 80% of any roof area require approval of a special use permit. A one foot setback from the roof edge is required.
- Non-flush-mounted solar energy systems must not extend above the highest point on the roof line, unless a special use permit is approved.
- Building-integrated and/or flush-mounted solar energy systems must not project beyond the exterior wall of any building on which the system is mounted or built

Ground-mounted solar energy systems require a special use permit and must meet the requirements of Zoning Ordinance Article 10.2.18 (Solar Energy System).

Self-contained solar energy systems are limited to an aggregate solar collector surface area of less than or equal to six square feet when ground-mounted (residential/non-residential) or building-mounted (residential only).

Contact the Village of Gurnee Planning & Zoning Department at (847) 599-7550 with questions regarding solar energy system regulations.