

STATE OF KANSAS
RENO COUNTY
CITY OF THE HIGHLANDS

ORDINANCE NUMBER 2022-29

THIS ORDINANCE PROVIDES STANDARDS FOR THE INSTALLATION AND USE OF RENEWABLE ENERGY SYSTEMS AS ACCESSARY USES WITHIN THE CITY OF THE HIGHLANDS. IT SEEKS TO PROTECT PROPERTIES FROM INCOMPATIBLE USES IN THE INTEREST OF PROPERTY VALUES, PUBLIC HEALTH, AND THE WELFARE OF THE COMMUNITY WHILE PROMOTING THE USE OF ALTERNATIVE ENERGY SOURCES, WHERE APPROPRIATE. IT ALSO PROVIDES A PROCESS TO FACILITATE THE USE OF THESE SYSTEMS IN A MANNER THAT MINIMIZES ADVERSE IMPACTS AND THE POTENTIAL FOR NUISANCE.

WHEREAS the Governing Body supports residential use of renewable energy systems that provide supplemental energy to the residential building(s); and

WHEREAS this ordinance addresses only residential usage to solar energy sources that are building mounted or ground mounted; and

WHEREAS the Governing Body recognizes that wind energy systems require acreages that exceed lot sizes in the City of The Highlands and therefore will be prohibited within the city limits.

NOW, THEREFORE, IT IS ORDAINED BY THE GOVERNING BODY OF THE CITY OF THE HIGHLANDS, KANSAS:

SECTION 1: Renewable energy systems shall be considered as an accessory use, subject to the provisions of this ordinance:

- A. Roof-mounted solar energy systems are a permitted accessory use.
- B. Ground-mounted solar energy systems are a permitted accessory use.

SECTION 2: The requirements set forth in this Section shall govern the construction and/or installation of all solar energy systems:

- A. Solar energy systems, general:
 - 1. Solar energy collectors shall be located in the least visible location from perspectives outside the property lines where panels would be reasonably, though not necessarily optimally, functional.
 - 2. Solar energy collectors shall be documented by the manufacturer as being non-reflective pursuant to recognized engineering standards showing reflectivity of less than thirty percent (30%) or shall be placed such that

concentrated sunlight or glare shall not be directed onto nearby properties or streets.

3. Solar energy equipment must comply with all setback and lot coverage requirements in which the property is located.
4. Building-integrated solar energy systems shall be allowed regardless of visibility, provided the building-integrated system meets all required setback, height and land use requirements where the building is located.

B. Solar energy systems, Ground-mounted

1. Ground-mounted solar energy systems shall only be located in the side or rear yard of a property.
2. Ground-mounted solar energy systems and supporting structures may not exceed a total height of ten (10) feet as measured from the average grade at the base of the supporting structure to the highest edge of the system.
3. Ground-mounted solar energy systems must be substantially screened from public view (including adjacent properties and public rights-of-way) by fencing, walls, plantings, or other architectural feature or any combination thereof; provided however, that the screening shall not be required to be so dense, so tall, or so located as to render the equipment essentially non-functional.

C. Solar energy systems, building-mounted:

1. Preference should be given to roof areas less visible from the street.
2. Solar panel color shall be all black and include non-reflective technology
3. If solar panels are on the street facing roof plane the layout must be:
 - a. Flush mounted (parallel to roofing material).
 - b. A maximum height of 6-inches above roofing material.
 - c. Centered and generally follow existing roof layout
 - d. No gaps for plumbing vents, attic vents or similar mechanical obstructions. Any vents must be moved, re-routed, or appropriately adjusted to allow for a continuous solar aesthetic.
 - e. At least 18 inches from ridge, eaves, hips and/or valleys.
4. Solar energy collectors installed on a flat roof must be screened by the use of a parapet or other architectural feature to screen the view from the street or from ground level on adjoining properties.
5. All exterior electrical or plumbing lines must be painted in a color scheme that matches as closely as possible the color of the structure and the materials adjacent to the lines when visible from the street.


SECTION 3: Building Permits Required:

A building permit issued by the City of The Highlands is required prior to the installation of any renewable energy system. The owner of a renewable energy system shall ensure that it is installed and maintained in compliance with applicable building, fire and safety codes. All wiring associated with a renewable energy system shall be underground or contained within a raceway that complements the building materials of the principal structure.

SECTION 4: Abandonment:

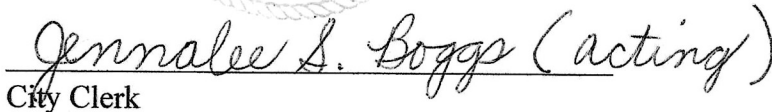
Any renewable energy systems that are noticeably in disrepair for a period exceeding six (6) months without repair or restoration procedures substantially underway shall be removed from the property and the structure and/or site restored.

THIS ORDINANCE IS PASSED AND APPROVED BY THE GOVERNING BODY OF THE CITY OF THE HIGHLANDS, KANSAS THIS 12th DAY OF SEPTEMBER 2022.



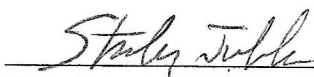
Mayor, Carol Moore

ATTEST



City Clerk

Approved as to form:



City Attorney, Stan Juhnke