

CITY OF NORTHAMPTON

MASSACHUSETTS

In the Year Two Thousand and Eighteen

Upon the Recommendation of the Mayor and Public Shade Tree Committee

18.231 An Ordinance Relative to Large-Scale Ground-Mounted Solar Arrays

An Ordinance of the City of Northampton, Massachusetts, providing that Chapter 350 Code of Ordinances, City of Northampton, Massachusetts, be amended by modifying allowances under special permit for ground mounted solar photovoltaic arrays.

ORDINANCE

An Ordinance of the City of Northampton, Massachusetts. Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows:

USES ALLOWED

Uses Allowed By-Right [for all zoning districts]:

- Rooftop solar hot water and photovoltaic
- Accessory solar photovoltaic (PV) ground-mounted on a parcel with any building/use, provided that the PV is sized to generate no more than 150% of the annual projected electric use of the non-PV building/use 100% or 12 KW, whichever is greater of the annual projected electric use of the non-PV building/use. Same-The setbacks for such a PV shall be the same as for detached accessory structures as set forth in the table above.

Site Plan Approval Required for the Following [for all zoning districts]:

- Solar photovoltaic of any size, ground-mounted; shall be permitted with administrative site plan from the Office of Planning & Sustainability if one of the following is met:
 1. The PV array is constructed over any legal parking lot or driveway; or
 2. The PV array is constructed at any assigned landfill site not separated d from the site-assigned property by any road; o r a n d
 3. The PV array is constructed at an airport not separated from the runways by any road; and
 4. if The power and telecommunications extensions are not visible from the public way.

Site Plan Approval required for the following uses by Planning Board unless otherwise noted [for RR, SR, URA, URB, WSP,]:

- Solar photovoltaic (PV), large-scale ground-mounted not requiring the removal of more than 25,000 board feet of timber or. .The removal of significant trees on the subject parcel(s) must be replaced in

accordance with 350-12.3 and includes tree removal- that occurs- within 12 months immediately prior to an application for installation of such a system.

Setbacks:

Front = 50 feet

Side = 50 feet

Rear = 50 feet

Maximum height = 30 feet

Open space = 20%

A planted buffer to abutting residential property shall be at least 15 feet in width along the property boundary. It shall contain a screen of plantings of vertical habit in the center of the strip not less than three feet in width and six feet in height at the time of occupancy of such lot. Individual shrubs shall be planted not more than five feet on center, and individual trees thereafter shall be maintained by the owner or occupants so as to maintain a dense screen year-round. At least 50% of the plantings shall be evenly spaced. Whenever possible, existing trees and ground cover should be preserved in this strip, reducing the need to plant additional trees. Trees may not be cut down in this strip without site plan approval.

Projects resulting in more than 5 acres of canopy removal shall comply with:

1. At least 50% of the property, shall be protected from tree clearing and future development for the duration of the operation of the solar array installation and until such time as the system is decommissioned and removed.
2. Within the area beyond the first 5 acres of canopy removed, stumps for removed trees must remain in place and no excavation/soil disturbance is allowed other than what would be required to bore support posts for the PV panels.