

CHAPTER 4.6 SOLAR ACCESS

Section 4.6.10 - PURPOSES

Solar energy can make a significant long-term contribution to the City's energy supply. This Chapter is intended to encourage the use of solar energy by protecting Solar Access in new Residential Subdivisions and residential Planned Developments.

Section 4.6.20 - EXEMPTIONS

Residential buildings constructed or lots developed in locations noted below are exempt from the requirements of this Chapter:

- a. On north-facing slopes of 10 percent or more;
- b. On portions of sites where Solar Access, as defined in Chapter 1.6 - Definitions, is unavailable due to shading from Natural Resources or Natural Hazards subject to the provisions of Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.
- c. On sites where density is concentrated because density is being transferred from an area on the same development site that is simultaneously being rezoned to Conservation - Open Space; or
- d. On sites which contain Natural Resources or Natural Hazards subject to the provisions of Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, and where:
 1. The developed portion of the site will exceed minimum required density by at least 50 percent for properties designated as Extra-low, Low, or Medium Density Residential; and
 2. The developed portion of the site will exceed minimum required density by at least 25 percent for properties designated as Medium-high or High Density Residential.

Section 4.6.30 - PERFORMANCE STANDARDS

Residential Subdivisions and Planned Developments on parcels of more than one acre shall be designed so that Solar Access Protection, as defined in Chapter 1.6 - Definitions, is available consistent with the following:

- a.** No reduction in Solar Access at ground level of the south face of existing residential buildings adjacent to the development;
- b.** Within Residential Subdivisions, a minimum of 80 percent of lots contain sufficient east/west dimension to allow orientation of the following minimum ground floor lengths of a building to use solar energy:
 - 1. 30 lineal ft. per unit for Single-family Detached dwelling units; and
 - 2. 15 lineal ft. per ground floor unit for dwelling units other than Single-family Detached dwelling units.
- c.** In Planned Developments, a minimum of 80 percent of the buildings contain:
 - 1. Sufficient east/west dimension to allow the following minimum ground floor lengths of the building to use solar energy:
 - a) 30 lineal ft. per unit for Single-family Detached dwelling units; and
 - b) 15 lineal ft. per ground floor unit for dwelling units other than Single-family Detached.
 - 2. Additionally, for Single-family Detached dwelling units, a minimum of 100 sq. ft. of roof area, for the dwelling unit and/or the garage, which could allow the utilization of solar energy.

Section 4.6.40 - REDUCTION OR WAIVER OF STANDARD IN SUBDIVISIONS

A reduction or waiver from the requirements of Section 4.6.30 above may be granted by the Planning Commission to the minimum extent necessary to:

- a.** Reflect development constraints associated with complying with the hillside development provisions of Chapter 4.14 - Landslide Hazard and Hillside Development Provisions or reflect physical land development constraints related to the shape of the site;

- b. Meet City design requirements for provision of landscaping and location of buildings consistent with minimum setbacks; or
- c. Address sites where site planning to achieve Solar Access is negatively affected by the construction of streets, utilities, bridges, bicycle, and pedestrian facilities that are required by the City of Corvallis Transportation Plan, or other adopted City Plan, or that are necessary in order to maintain an acceptable functional classification of roadways adjacent to the property. It must be shown that no other reasonable location is available for the required infrastructure.

Section 4.6.50 - ADJUSTMENTS TO IMPLEMENT SOLAR STANDARD IN SUBDIVISIONS

For Residential Subdivisions approved by the Planning Commission or City Council, modifications to solar provisions on a lot-by-lot basis may be authorized by the Director without public notice under any of the following conditions:

- a. Where the affected property is developed and the change would not affect an existing dwelling;
- b. Where the affected property is vacant and the Director finds that the proposed change will still maintain a 1400 sq. ft. building area on the affected lot where the dwelling located in this area would have Solar Access as outlined in Section 4.6.30; or
- c. Where the proposed change would not increase shade on the affected dwelling more than that resulting from more than a six-ft.-high fence on the property line; or
- d. Where the Director finds that an error in the original solar calculations has been made so that a two-story house cannot be built within the setbacks on the height-restricted lot.

Any other modifications shall be in accordance with Chapter 2.12 - Lot Development Option.

Section 4.6.60 - REDUCTION OR WAIVER OF STANDARD IN PLANNED DEVELOPMENTS

For residential Planned Developments, a reduction or waiver from the requirements of Section 4.6.30 above may be granted by the Planning Commission based on the provisions of Section 4.6.40 above or to the minimum extent necessary to:

- a.** Meet a broad range of residential needs by encouraging use of innovative site development techniques and a mix of Housing Types;
- b.** Address future housing needs in the community by encouraging Affordable Housing, as defined in Chapter 1.6 - Definitions, to increase housing choices;
- c.** Reflect development constraints associated with complying with the hillside development provisions of Chapter 4.14 - Landslide Hazard and Hillside Development Provisions or reflect physical land development constraints related to the shape of the site;
- d.** Meet City design requirements for provision of landscaping and location of buildings consistent with minimum setbacks; or
- e.** Address sites where site planning to achieve Solar Access is negatively affected by the construction of streets, roads, utilities, bridges, bicycle, and pedestrian facilities that are required by the City of Corvallis Transportation Plan, or other adopted City Plan, or that are necessary in order to maintain an acceptable functional classification of roadways adjacent to the property. It must be shown that no other reasonable location is available for the required infrastructure.

A reduction or waiver may not be granted under this Section unless the applicant demonstrates that the loss of Solar Access for current and future generations has been mitigated by a substantial increase in energy efficiency of the proposed dwellings over Building Code requirements.