

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 - PERFORMANCE STANDARD

Residential subdivisions and Planned Developments on parcels of more than 1 acre shall be designed so that solar access protection, as defined in Chapter 1.6 - Definitions, is available at ground level to the following:

- a. South face of existing residential buildings adjacent to the development;
- b. In residential subdivisions, a minimum of 80 percent of lots with sufficient east/west dimension to allow orientation of the long axis of buildings to use solar energy; and
- c. In Planned Developments, a minimum of 80 percent of the buildings with sufficient east/west dimension to allow orientation of the long axis of the buildings to use solar energy.

Section 4.6.30 - WAIVER OF STANDARD IN SUBDIVISIONS

A waiver from the requirements of section 4.6.20 above may be granted by the Planning Commission to the minimum extent necessary to do the following:

- a. Preserve existing vegetation;
- b. Reflect physical land development constraints related to the shape or topography of the site;
- c. Accommodate north-facing slopes of 10 percent or more; or
- d. Meet City design requirements for provision of streets, drainageways, utilities, landscaping, density, housing type variations, and location of buildings consistent with minimum setbacks.

Section 4.6.40 - 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 1,400 sq. ft. building area on the affected lot where the long side of a dwelling located in this area would have solar access;
- c. Where the proposed change would not increase shade on the affected dwelling more than that resulting from a 6-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 2-story house cannot be centered on the height-restricted lot.

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

Section 4.6.50 - WAIVER OF STANDARD IN PLANNED DEVELOPMENTS

For residential Planned Developments, a waiver from the requirements of section 4.6.20 may be granted by the Planning Commission based on the provisions of section 4.6.30 or to the minimum extent necessary to do the following:

- a. Meet a broad range of residential needs by encouraging use of innovative site development techniques and a mix of dwelling types; or
- b. Address future housing needs in the community by encouraging affordable housing, as defined in Chapter 1.6 - Definitions, to increase housing choices.

A 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 over Uniform Building Code requirements in energy efficiency of the proposed dwellings.