

**HATFIELD TOWNSHIP**  
**MONTGOMERY COUNTY, PENNSYLVANIA**  
**ORDINANCE NO. 628**

**AN ORDINANCE OF THE TOWNSHIP OF HATFIELD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE HATFIELD TOWNSHIP ZONING ORDINANCE TO ADD PROVISIONS ESTABLISHING SOLAR ENERGY SYSTEMS AS ACCESSORY USES TO PRINCIPAL USES PERMITTED IN THE HATFIELD TOWNSHIP ZONING ORDINANCE; PROVIDING FOR ROOF MOUNTED SOLAR ENERGY SYSTEMS; PROVIDING FOR GROUND MOUNTED SOLAR ENERGY SYSTEMS AS A SPECIAL EXCEPTION SUBJECT TO CERTAIN SPECIFIC STANDARDS; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Board of Commissioners of Hatfield Township has enacted the Hatfield Township Zoning Ordinance which contains, *inter alia*, provisions governing accessory uses in Hatfield Township; and

**WHEREAS**, the Board of Commissioners recognizes the growing need for alternative sources of energy such as solar energy; and

**WHEREAS**, solar energy systems are becoming more readily available to the public to use in both residential and non-residential settings, and their use is increasing in Hatfield Township; and

**WHEREAS**, the Board of Commissioners desires to regulate the use of solar energy systems to protect the health, safety and welfare of the residents of Hatfield Township and the general public, while at the same time encouraging the use of solar energy systems as an alternative form of power generation;

**NOW, THEREFORE**, be it, and it is hereby **ORDAINED** by the Board of Commissioners of Hatfield Township, Montgomery County, Pennsylvania, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

I. The Hatfield Township Zoning Ordinance is amended to add a new subsection C. to Section 282-202. as follows:

**C. Solar Energy Systems.**

Solar Energy Systems shall be permitted as an accessory use to a principal use permitted under this Chapter. Systems shall be designed to supply no more power than required by the principal use on the property.

- (1) Roof mounted solar energy systems shall not extend more than three feet above the existing roof plane and shall not exceed the maximum allowable height requirement for the district in which they are located.
- (2) Ground mounted solar energy systems shall be permitted when authorized as a special exception by the Zoning Hearing Board. Such uses shall be subject to the general requirements of §282-230 and the following specific standards:
  - (a) Ground mounted systems shall be set back from property lines a distance equal to the required setback for a principal building or a distance equal to the height of the system, whichever is greater. In all cases the entire installation must be located behind the front façade of the principal building.
  - (b) Installation shall be designed such that any reflection is directed away or is properly buffered from adjoining properties.
  - (c) The support structure shall be screened from adjoining properties by evergreen plantings.
  - (d) The maximum height of a ground mounted system shall be 16 feet at the highest point of the structure.

- II. All ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.
- III. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Hatfield Township Zoning Ordinance.
- IV. This Ordinance shall become effective five (5) days after its legal enactment.

**ENACTED** and **ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

**ATTEST:**

**BOARD OF COMMISSIONERS OF  
HATFIELD TOWNSHIP**

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Andrew S. Haines, Township Manager/  
Secretary

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Thomas C. Zipfel, President