

17.420	Solar Collector (3 or more) as an Accessory Use	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
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§ 151.347 SPECIFIC STANDARDS.

(J) The following standards shall apply to all accessory apartments located within Camden County.

(1) If the property for which the application for the accessory apartment is being made is subject to restrictive covenants prohibiting more than one dwelling unit per lot, that evidence shall serve as prima facie evidence of incompatibility with the surrounding neighborhood resulting in denial of the permit.

(2) No manufactured housing shall be utilized as an accessory apartment.

(3) Accessory apartments shall be detached from the principal dwelling.

(4) The deed to the property shall be amended stating

Camden County has granted to the Grantor pursuant to Article 151.334 of the Unified Development Ordinance, the right to maintain an accessory apartment on the premises in accordance with the regulations and ordinances of the county. As a requirement for obtaining this use, the Grantor does hereby declare this property shall be subject to the following declaration, which shall run with the land permanently. This declaration shall be enforceable by Camden County by injunction or any other civil remedy in addition to such fines and costs and other remedies as may be available to the County under its Unified Development Ordinance as it now exists or may hereafter be amended or replaced by like legislation.

Declaration:

“The property owner shall reside in either the main dwelling or accessory apartment”.

(5) At the County’s request, the property owner shall provide evidence (i.e. power bill, water bill) that reflects compliance with item four (4) above.

(6) Only one accessory apartment shall be permitted per lot.

(7) Accessory apartment shall be a minimum of 400 square feet with a maximum of 800 square feet.

(8) Where there is no public sanitary sewer service available to the accessory apartment, the applicant shall provide approval from the Albemarle Regional Health Department prior to issuance of the Zoning/Building Permit.

77 (9) For stormwater purposes total lot coverage shall not exceed 24% of impervious
78 surfaces.

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80 (10) The accessory apartment shall not be served by a driveway separate from that
81 servicing the principal dwelling.

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83 (11) Accessory apartment shall observe a ten (10) foot side setback and the minimum front
84 setback shall be equal to the front of the dwelling or fifty (50) feet which ever is greater.

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86 (12) Accessory apartments shall carry the same address as the principal structure
87 followed by an alpha numeric letter (i.e. 384-A Barnett Street).

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89 (13) The following building design standards shall apply:

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91 (a) Accessory apartment shall be limited to a maximum of two (2) bedrooms and shall
92 have one full bathroom and kitchen with an optional living room.

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94 (b) The exterior of the accessory dwelling shall be compatible with the principal
95 residence in terms of color, siding, roof-pitch, window detailing, roofing materials, and
96 foundation.

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98 (V) The following standards shall apply to all Solar Farms located in Camden County:

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100 (1) The minimum lot size for all Solar Farms shall be five (5) acres.

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102 (2) All structures shall meet the minimum setback for the zoning in which located.

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104 (3) There shall be 50 foot buffer from routine view from public rights of way or
105 adjacent residentially zoned property.

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107 (4) Solar power electric generation structures shall not exceed a height of twenty-five
108 (25) feet.

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110 (5) The Solar Farm shall conform to the NAICS 22119 description of a ground
111 mounted solar powered energy system.

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113 (6) Solar Farms located within FEMA's 100 year flood shall elevate all electrical
114 connections one (1) foot above the Base Flood Elevation (BFE).

115 (7) All collector's shall be surrounded by a lockable minimum height six (6) foot
116 fence.

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118 (W) The following standards shall apply to ground or pole mounted Solar Collector's
119 utilized as an accessory use and permanently connected and providing power to the principal
120 or accessory use on the property.

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122 (1) Solar Collector's located within FEMA's 100 year flood shall elevate all electrical

123 connections one (1) foot above the Base Flood Elevation (BFE).

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125 (2) Solar Collector's shall be located behind principal structure on the property.

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127 (3) This section shall not apply to: a) solar collectors installed as part of a residential or
128 commercial structure, which shall be regulated through the State Building Code; or b)
129 temporary or portable solar powered electrical or mechanical devices or equipment.

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131 **§ 151.600 DEFINITION OF BASIC TERMS**

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133 Solar Collector (accessory use). Any ground mounted solar device that absorbs and
134 accumulates solar radiation for use as an alternative source of energy.

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136 Solar Energy. Radiant energy from the sun that can be collected in the form of heat or light
137 by a solar collector.

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139 Solar Energy System. A device or structural design feature, a substantial purpose of which
140 is to provide daylight for interior lighting or provide for the collection, storage and distribution
141 of solar energy for space heating or cooling, electricity generating, or water heating. Solar
142 Energy Systems may include, but not be limited to, solar farms and any of the devices that
143 absorb and collect solar radiation for use as a source of energy.

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145 Solar Farm. A use where a series of ground mounted solar collectors (minimum 3) are
146 placed in an area for the purpose of generating photovoltaic power for resale purposes.

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148 Adopted by the Board of Commissioners for the County of Camden this day of ,
149 2012.

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County of Camden

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Sandra Duckwall, Chairman
Board of Commissioners

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ATTEST:

Ashley Honaker
Clerk to the Board