



CITY OF CARMEL

JAMES BRAINARD, MAYOR

June 1, 2021

Advisory Determination of Use – Accessory Uses – Solar Panels

To whom it may concern:

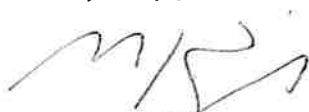
Within the Unified Development Ordinance, there are many different uses considered to be accessory to the primary use of a building or property within the City of Carmel. The “Accessory Building and Use Standards” section of Article 5 and the other parts of the ordinance do not specifically list solar panels as a possible accessory or primary use inside Carmel’s zoning districts. The question of whether solar panel installations are allowed will be answered through this determination letter. This determination for the use of solar panels in Carmel will only pertain to cases of accessory power generation and not primary use of the property (solar farms).

For each zoning district, including both residential and commercial properties, there are different sets of allowed primary and accessory uses. Accessory Use is defined within Article 11 of the Unified Development Ordinance as follows:

“Use, Accessory: A Use subordinate to the main Use, located on the same Lot or in the same Building as the main Use, and incidental to the main Use.” (Article 11, Page 11-27).

A Determination has been made by the Director of the Department of Community Services to allow solar panels as an Accessory Use to all residential and commercial buildings and properties within Carmel. This Accessory Use will be available within all city zoning districts and will not require special permitting or staff discretion. All other pertinent sections of the Carmel Unified Development Ordinance would apply for construction of solar panels. An Improvement Location Permit needs to be obtained from our office before construction commences.

Very truly yours,



Michael Hollibaugh
Director, Department of Community Services