

# SOLAR ZONING FACT SHEET

## RESIDENTIAL ZONING GUIDE TO A SOLAR ENERGY SYSTEM

These guidelines provide information on the conditions under which this accessory use may be acceptable per the requirements in the City of Carmel's [Unified Development Ordinance \(UDO\)](#).

### Filing Requirements

Photovoltaic Solar Energy Systems are allowed as an accessory use in all zoning districts with the approval of a Building Permit. Online Application is required to gain the necessary permit.

- Solar Permit Application: <https://cw.carmel.in.gov/PublicAccess/template/Login.aspx>

### Ground Mounted Solar Equipment (Considered Accessory Use)

Setbacks:

- Must be mounted on the same lot as the principal building they are accessory to.
- Front Yard Setback: Solar panels must be setback a minimum of 25 feet behind the front line of the principal building or the principal building setback line, whichever is greater.
- For corner and through lots, solar panels cannot be in any front yard adjacent to a street.
- Side and Rear Yard Setback: Accessory solar panels must be placed 5 feet from a side or rear property line.
- Solar Panels must also be 3 feet away from any easements.

Size:

- The square footage of the solar installation may not exceed 75% of the principal building's ground floor area.
- The total lot coverage for the parcel (including solar panels and other buildings and impervious surfaces) shall not exceed the maximum for the Zoning District.

Height:

- Maximum height of 18 feet.

### Roof Mounted Solar Equipment (Considered Accessory Use)

Setbacks:

- Panels must be mounted on the roof of an existing or approved building.
- Solar system must meet the same setbacks as the principal building that it is mounted on.

Height:

- All principal structures must be below the height limit for the applicable Zoning District with the additional solar panels. (Most single-family Zoning Districts have a height limit of 35 ft.)

### Additional Information

- Complete standards for accessory structures can be found in Section 5.02 of the UDO.
- Other code requirements may be applicable depending upon the size of the solar project.
- Interested applicants should first check with their Home Owner's Association to determine whether solar panels are permitted in their neighborhood Covenants and Restrictions.
- Please contact the Planning and Zoning Office for questions at 317-571-2417.

