

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE

WHEREAS, following a public hearing and meeting advertised in accordance with O.C.G.A. §§ 36-66-4 and 50-14-1 *et seq.*, the Douglas County Planning and Zoning Board and Douglas County Board of Commissioners has considered and adopted various amendments to the Unified Development Code.

NOW, THEREFORE BE IT ORDAINED by the Douglas County Board of Commissioners that the Unified Development Code is amended as follows:

SECTION ONE

The text of Section 319 of Article 3 regarding Boarding and breeding of animals in the Unified Development Code is amended to include the following as shown by the underlining of text:

319(d) Provisions applying to Veterinary Offices

- (1) All Veterinary Offices must provide adequate pet walk areas that are both grassed and screened with either a wooden or imitation wood vinyl fencing and landscaping.
- (2) No pet walk may be established in any required parking lot or other landscaping strip or required buffer area. Signage must be placed in the required parking lot and other landscaping strips as well as buffer area that no pet walking is allowed in those areas.

SECTION TWO

The text of Article 4: Lot and Building Standards in the Unified Development Code is amended to include the following criteria for the use of solar energy equipment as shown by the underlining of text:

Sec. 413 Criteria for the use of solar energy equipment:

413 (a) General.

1. Solar energy equipment shall be located in the rear portion of a property or on a side or rear-facing roof, or, upon receiving Development Services approval, in the least visibly obtrusive location where panels would be functional.
2. Solar energy equipment must comply with all setback and height requirements for principal structures for the Zoning district in which the property is located.
3. Non-functioning solar energy equipment or systems shall be repaired, replaced or completely removed in their entirety within three (3) months of becoming non-functional.

4. All solar panels shall be equipped with a non-reflective finish/coating.
5. All installed equipment must meet applicable safety, power quality and interconnection requirements established by the National Electrical Code, National Electrical Safety Code, Institute of Electrical and Electronics Engineers and Underwriters Laboratories as required by the State of Georgia (O.C.G.A. 46-3-60 et. seq.) as well as local electrical and safety codes.

413 (b) Ground-mounted solar energy equipment.

1. On Residentially-Zoned Property:

- a. Solar Energy Equipment shall be located only in the rear portion of a property unless approved otherwise by the Development Services Director or his designee; For corner parcels, Solar Equipment shall be located no closer to the side street right-of-way than the minimum setback requirements for principal structures.
- b. Solar Panels shall not cover or occupy more than 50% of the available rear-yard area exclusive of all required setbacks;
- c. Ground-array Solar systems shall have the same minimum setback requirement as for principal structures.

2. On Commercial and Industrial-Zoned Properties:

- a. Solar Energy Equipment shall be located only in the rear portion of a property or a side portion on a side opposite any side street unless approved otherwise by the Development Services Director or his designee; for corner parcels, Solar Equipment shall be located no closer to the side street right-of-way than the minimum setback requirements for principal structures.
3. All Solar equipment shall be screened from sight from any street, public way or neighboring parcel subject to the approval of the Development Services Director or his designee. The buffers shall be constructed of fencing, hedges/bushes or combinations of these items. Ground-mounted solar energy equipment may not exceed a height of ten (10) feet above the ground.
4. Solar energy equipment must be and protected from unauthorized access or tampering by appropriate fencing, plantings, or a combination thereof, as determined by the Development Services Department.
5. All exterior electrical and/or plumbing lines must be placed in a conduit and buried below the surface of the ground.
6. Solar energy equipment shall not block nor overhang any required parking areas, sidewalks or walkways.

413 (c) Roof or wall-mounted solar energy equipment.

1. It is encouraged that roof-mounted solar energy equipment shall be installed in the plane of the roof (flush-mounted) or made a part of the roof design (capping or framing is compatible with the color of the roof or structure). Mounting brackets shall be

permitted if the applicant can demonstrate that the existing pitch of the roof would render the solar energy equipment ineffective or would be impossible.

2. Solar energy equipment shall be located on a rear or side-facing roof as seen from the fronting street, unless the applicant can demonstrate that such installation would be ineffective or is impossible.

3. Solar energy equipment shall not project vertically above the peak of the roof to which it is attached, or project vertically more than five (5) feet above a flat roof. Solar energy equipment shall not overhang any window or lower roofing systems, nor any required parking areas, sidewalks, entrances or walkways.

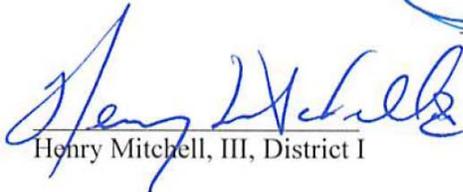
4. All exterior electrical and/or plumbing lines must be painted in a color scheme that matches as closely as reasonably possible the color of the structure and/or the materials adjacent to the lines.

413 (d) Permits Required

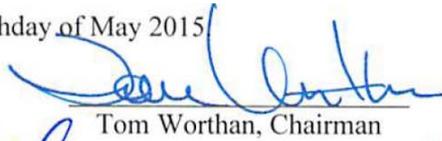
Installation of Solar Equipment shall be permitted through the Building Department.

This ordinance shall be effective upon adoption.

SO ORDAINED this 5th day of May 2015


Henry Mitchell, III, District I

Absent
Michael Mulcare, District III


Tom Worthan, Chairman


Kelly Robinson, District II


Ann Jones Guider, District IV

Attest:


Tracy Rye, Planning Director