



October 1, 2019

To Whom It May Concern:

**Subject: Zoning Determination Letter
Accessory Use Solar PV Permitted "By-Right" in All Major Zones**

From time to time, City of Oberlin property owners desire to utilize solar PV systems which are used to convert sunlight into heat and/or electricity. Such systems can be ground or roof mounted. Questions arise as to whether or not this activity complies with our Zoning Code to which I offer the following:

Roof-Top Panels – Solar panels that are on the top of a roof as part of the principal structure can be installed in all cases (subject to building and fire codes and proper permitting). Solar panels on buildings designated as City of Oberlin historic landmarks or on buildings in a City of Oberlin designated historic district are subject to additional review by the Oberlin Historic Preservation Commission.

Accessory Structures – Ground mounted solar energy systems which are accessory to a main or primary structure on a property are subject to the regulations for accessory structures for whichever zoning district in which they are located.

Mechanical Equipment – PV modules, inverters, charge controllers and batteries are considered mechanical equipment and may be subject to screening requirements during site plan review if site plan review is required.

Historic Preservation – All roof-mounted solar PV systems on historic landmarks or in historic districts require certificates of appropriateness from the Oberlin Historic Preservation Commission prior to installation.

Determination – Solar PV systems are allowed by right on all residential, commercial and/or industrial property in the City of Oberlin subject to the standards in the Zoning Code for accessory uses/structures for the zoning district in which they are located and all the requirements in applicable State building codes.

If you have any questions, please do not hesitate to contact me at 440-775-7250 or chandy@cityofoberlin.com.

A handwritten signature in cursive script that reads "Carrie R. Handy".

Carrie R. Handy
Director of Planning and Development