From: Emily Clapper, Management Analyst EC

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RE: Advisory Determination Regarding Solar Energy Systems

Glare – Sec. 16-20-60. – Commercial, office, retails, and industrial (CORI) developments

Code Language

The current Superior Municipal Code stipulates in Sec. 16-20-60. that "rooftop solar collectors... shall be designed and installed in a manner which prevents reflected glare."

As photovoltaic (PV) modules utilized in most solar energy systems use non-reflective glass that is generally less reflective than windows and water (https://www.nrel.gov/state-local-tribal/blog/posts/research-and-analysis-demonstrate-the-lack-of-impacts-of-glare-from-photovoltaic-modules.html). The Town of Superior does not require a glare study unless a solar energy system is on or adjacent to airport property, in which case solar energy systems must comply with Federal Aviation Administration requirements. A glare study or mitigation measures will only be required in cases where glare is found to occur in such a way that it impacts adjacent land uses.

Height/Aesthetics – Sec. 16-20-50. – Multi-family developments

Code Language

Sec. 16-20-50 states "Rooftop solar collectors and mechanical equipment shall be integrated into the roofline to appear as part of the building itself." The Town of Superior does not interpret this language to indicate that rooftop solar collectors must be building integrated (defined as a solar energy system that is directly integrated into the building by replacing typical building materials). This language is interpreted to indicate that solar energy systems in Multi-family developments must be flush mounted on pitched roofs, meaning solar panels are installed parallel with the finished roof materials. Rooftop solar collectors may be installed at an angle on flat roofs not to exceed three feet above the roof height and with a setback of three feet from the roof edge in order to maximize generation.