



**EAST GOSHEN TOWNSHIP**  
**Accessory Solar Energy Systems**  
**Permit Application Checklist**

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199  
PHONE (610)-692-7171 FAX (610)-692-8950 [www.eastgoshen.org](http://www.eastgoshen.org)

Solar energy systems are permitted in East Goshen Township as an accessory use to the principal use of the property in all zoning districts. The zoning ordinance section applicable to these systems is §240-32. O.

These systems require a Building and Zoning permit application. **This is a single application process.**

To ensure a complete application and timely review please follow the following checklist prior to submission.

**APPLICATION CHECK LIST:**

- Complete the Township Building and Zoning Permit application, a separate checklist is provided
- Solar energy systems shall meet or exceed requirements set by the following:
  - East Goshen Township, Zoning Ordinance, §240-32 Accessory Uses
  - 2014 NEC, 2015 IFC, 2015 IMC, 2015 IRC
- Submit all information identified in the Township zoning ordinance. Ordinance included herein.
- Include appropriate structural plans or an adequacy letter from a licensed profession engineer in the state of PA for rooftop installations.
- Include a site plan of the project area to include a panel layout plan, dimensions of roof setbacks and all other zoning requirements.
- Provide System specification documents for all system components.
- Provide an electrical plan for the project.
- Provide written authorization from PECO Energy if the system is to be connected to the Utility grid.
- Residential Installation: Include 2 sets of all materials.
- Commercial installation: Include 3 sets of all materials.
- THIS IS NOT AN INCLUSIVE LIST, ALL PROJECTS ARE UNIQUE AND COULD REQUIRE ADDITIONAL INFORMATION NOT HIGHLIGHTED HERE.**

**UPON ACCEPTANCE OF A COMPLETE SOLAR ENERGY SYSTEM PERMIT APPLICATION:**

- The Township will issue a permit within 10 Business days so long as the system complies with all Township and Building Code requirements.
- The Township will issue a list of inspections required for the installation.
- The Township will schedule inspections for a specific time and date.
- The applicant / property owner is responsible to secure a licensed Electrical Inspector to provide both rough and final electrical inspections for the project.
- The applicant will schedule all required inspections:
  - Zoning, Framing (if required), Rough Electrical, Final Electrical, Final / U&O

## East Goshen Township Zoning Ordinance

### §240-32 Accessory Uses

O. Solar energy systems. It is the purpose of these regulations to promote the safe, effective and efficient use of solar energy systems installed to reduce the on-site consumption of utility-supplied energy and/or hot water as a permitted accessory use while protecting the health, safety and welfare of adjacent and surrounding land uses through appropriate zoning and land use controls. A solar energy system shall be permitted in any zoning district as an accessory use to a principal use herein and subject to specific criteria as set forth below; except, solar energy systems shall be prohibited on properties designated as historic resources on the Township Historic Resource Inventory. Where said general standards and specific criteria overlap, the specific criteria shall supersede the general standards.

[Amended 3-17-2015 by Ord. No. 129-D-2015]

(1) The installation and construction of a solar energy system shall be subject to the following development and design standards:

(a) A solar energy system is permitted in all zoning districts as an accessory use to a principal use, provided that a ground-mounted solar energy system shall not exceed 1,000 square feet of land area. If the ground-mounted solar energy system exceeds 1,000 square feet of land area, it shall only be permitted by conditional use of the Board of Supervisors.

(b) A solar energy system shall provide power for the principal use and/or accessory use of the property on which the solar energy system is located and shall not be used for the generation of power for the sale of energy to other users, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time to local utility companies.

(c) The owner of a solar energy system connected to the utility grid shall provide written authorization from the local utility company to the Township acknowledging and approving such connection.

(d) A solar energy system may be roof mounted (Illustration No. 1 and No. 2) or ground mounted (Illustration No. 3).[2]

[2] Editor's Note: Illustration Nos. 1 through 3 are included as attachments to this chapter.

(e) A roof-mounted system may be mounted on a principal building or accessory building. A roof-mounted system, in the case of a flat roof, whether mounted on the principal building or accessory building, may exceed the maximum principal building height or accessory building height specified for the building type in the underlying zoning district by no more than two feet. Rooftop solar energy systems shall be placed a minimum of three feet from any roof edge, valley or ridge in order to provide for adequate access paths on the roof. Rooftop solar energy systems shall not be included in the calculation of building height.

(f) A ground-mounted system shall not exceed a maximum height of eight feet.

(g) The surface area of a ground-mounted system, regardless of the mounted angle, shall not be calculated as part of the overall impervious coverage provided that the following criteria are met:

[1] Earth disturbance and grading activities shall be minimized to the greatest extent feasible and natural vegetative cover shall be preserved and/or restored. Low-impact construction techniques shall be utilized as feasible.

[2] Vegetative cover shall have a 90% or better uniform coverage. Gravel shall not be considered pervious cover. The applicant shall present a plan that demonstrates that the vegetative cover proposed will create a uniform vegetative cover underneath the solar panels.

[a] A meadow condition is preferable, particularly for slopes between 5% and 10%.

EAST GOSHEN TOWNSHIP, Accessory Solar Energy Systems, Permit Application Checklist (cont.)

- (b) Mowed areas, where approved, should be kept to a minimum height of four inches, and 10 inches maximum.
- (c) Vegetated areas shall not be subject to chemical fertilization or herbicides/pesticides.
- (3) Individual photovoltaic panels within an array are arranged in a fashion that:

  - (a) Allows the passage of runoff between each module thereby minimizing the creation of concentrated runoff.
  - (b) Allows the growth of vegetation beneath and between arrays.
- (4) Ground-mounted solar panels are supported with structures/foundations occupying minimal space (maximum 5% of the total project area).
- (5) Solar panels are situated on slopes less than 10%.
- (6) The highest vertical clearance of the solar array is at an elevation of eight feet or less from the ground, but is also at an adequate height to promote vegetative growth below the array.
- (h) A ground-mounted system shall be located behind the principal structure within the building envelope.
- (i) The minimum setback between the solar energy system and any property line shall be equivalent to the applicable building setback requirement of the underlying zoning district.
- (j) Ground-mounted solar energy systems, including solar panels and mechanical equipment, shall be fully screened from any adjacent property or public/private road by a solid fence with a height at least equal to the height of the highest solar panel. The fence shall be maintained for as long as the solar energy system is located on the property. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways.
- (k) The solar energy system shall comply with all relevant Federal Aviation Administration rules and regulations, if any.
- (l) All power transmission lines from a ground-mounted solar energy system to any building or other structure shall be located underground.
  
- (m) A solar energy system shall not be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags, banners or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the solar energy system provided such information complies with the prevailing sign regulations.
- (n) A solar energy system shall not be constructed until a building/zoning permit has been approved and issued.
- (o) The design of the solar energy system shall conform to applicable industry standards and codes.
- (2) If a ground-mounted solar energy system is removed, any earth disturbance as a result of the removal of the ground-mounted solar energy system shall be graded and reseeded.
- (3) If a ground-mounted solar energy system has been abandoned (meaning not having been in operation for a period of six months) or is defective or is deemed to be unsafe by the Township Zoning Officer, the solar energy system shall be required to be repaired by the owner to meet federal, state and local safety standards, or be removed by the property owner within the time period allowed by the Township Zoning Officer.