

SOLAR ENERGY ZONING REGULATIONS



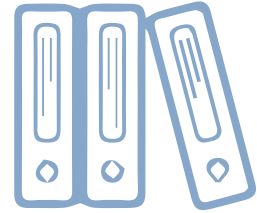
VILLAGE OF EL PORTAL
 PLANNING AND ZONING DEPARTMENT
 500 NE 87th St., Miami, FL 33138
 Telephone No. 305.795.7880

Property owners can install solar energy systems in The Village of El Portal. Construction at El Portal must comply with the zoning regulations and require zoning approval. Click on the icons for a downloadable files of the permit application and the Village's Form-Based Code.

PERMIT APPLICATION



ZONING REGULATIONS



Types of Systems



Photovoltaic

A photovoltaic system (or PV system) is a system which uses one or more solar panels to convert sunlight into electricity.



Solar Shingles

Solar shingles are solar cells designed to look like conventional asphalt shingles.



Freestanding

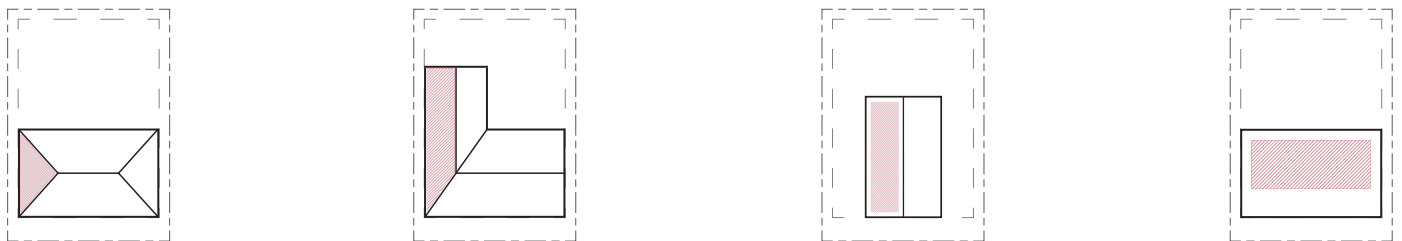
Freestanding PV panels or freestanding arrays placed away from the residence and connected through an underground wiring.

Height limitations: Shall not apply to any roof structures for solar energy collectors, or similar equipment required to operate and maintain the building (provided that such structures shall not cover more than twenty percent (20%) of roof area for Zone 4 and Zone 5).

Fees: Installing solar energy systems is considered a Site Improvement, and as such costs \$300.00 for Zone 3 (low density residential) and \$800.00 for Zone 4 (small scale mixed-use) and Zone 5 (higher density mixed-use).

Location: The installation of ground-mounted equipment should follow the setback requirements as stated in the Village's Zoning Regulations; installation of equipment on the roof should be inconspicuous from the public right-of-way. The installation of solar panels and skylights should be placed on rear instead of front-facing roof slopes.

Solar Energy System Location on a Rooftop Guidelines:



STREET



 location of equipment on the roof

