

2018 SESSION

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HB508ER

1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

- 2 An Act to amend the Code of Virginia by adding a section numbered 15.2-2288.7, relating to local
3 regulation of solar facilities.

4 [H 508]
5 Approved

6 Be it enacted by the General Assembly of Virginia:

- 7 1. That the Code of Virginia is amended by adding a section numbered 15.2-2288.7 as follows:
8 § 15.2-2288.7. Local regulation of solar facilities.

9 A. An owner of a residential dwelling unit may install a solar facility on the roof of such dwelling to
10 serve the electricity or thermal needs of that dwelling, provided that such installation is (i) in
11 compliance with any height and setback requirements in the zoning district where such property is
12 located and (ii) in compliance with any provisions pertaining to any local historic, architectural
13 preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is
14 located. Unless a local ordinance provides otherwise, a ground-mounted solar energy generation facility
15 to be located on property zoned residential shall be permitted, provided that such installation is (a) in
16 compliance with any height and setback requirements in the zoning district where such property is
17 located and (b) in compliance with any provisions pertaining to any local historic, architectural
18 preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is
19 located. Except as provided herein, any other solar facility proposed on property zoned residential,
20 including any solar facility that is designed to serve, or serves, the electricity or thermal needs of any
21 property other than the property where such facilities are located, shall be subject to any applicable
22 zoning regulations of the locality.

23 B. An owner of real property zoned agricultural may install a solar facility on the roof of a
24 residential dwelling on such property, or on the roof of another building or structure on such property,
25 to serve the electricity or thermal needs of that property upon which such facilities are located, provided
26 that such installation is (i) in compliance with any height and setback requirements in the zoning district
27 where such property is located and (ii) in compliance with any provisions pertaining to any local
28 historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306
29 where such property is located. Unless a local ordinance provides otherwise, a ground-mounted solar
30 energy generation facility to be located on property zoned agricultural and to be operated under
31 § 56-594 or 56-594.2 shall be permitted, provided that such installation is (a) in compliance with any
32 height and setback requirements in the zoning district where such property is located and (b) in
33 compliance with any provisions pertaining to any local historic, architectural preservation, or corridor
34 protection district adopted pursuant to § 15.2-2306 where such property is located. Except as otherwise
35 provided herein, any other solar facility proposed on property zoned agricultural, including any solar
36 facility that is designed to serve, or serves, the electricity or thermal needs of any property other than
37 the property where such facilities are located, shall be subject to any applicable zoning regulations of
38 the locality.

39 C. An owner of real property zoned commercial, industrial, or institutional may install a solar
40 facility on the roof of one or more buildings located on such property to serve the electricity or thermal
41 needs of that property upon which such facilities are located, provided that such installation is (i) in
42 compliance with any height and setback requirements in the zoning district where such property is
43 located and (ii) in compliance with any provisions pertaining to any local historic, architectural
44 preservation, or corridor protection district adopted pursuant to § 15.2-2306 where such property is
45 located. Unless a local ordinance provides otherwise, a ground-mounted solar energy generation facility
46 to be located on property zoned commercial, industrial, or institutional shall be permitted, provided that
47 such installation is (a) in compliance with any height and setback requirements in the zoning district
48 where such property is located and (b) in compliance with any provisions pertaining to any local
49 historic, architectural preservation, or corridor protection district adopted pursuant to § 15.2-2306
50 where such property is located. Except as otherwise provided herein, any other solar facility proposed
51 on property zoned commercial, industrial, or institutional, including any solar facility that is designed to
52 serve, or serves, the electricity or thermal needs of any property other than the property where such
53 facilities are located, shall be subject to any applicable zoning regulations of the locality.

54 D. An owner of real property zoned mixed-use may install a solar facility on the roof of one or more
55 buildings located on such property to serve the electricity or thermal needs of that property upon which
56 such facilities are located, provided that such installation is (i) in compliance with any height and

57 setback requirements in the zoning district where such property is located and (ii) in compliance with
58 any provisions pertaining to any local historic, architectural preservation, or corridor protection district
59 adopted pursuant to § 15.2-2306 where such property is located. Unless a local ordinance provides
60 otherwise, a ground-mounted solar energy generation facility to be located on property zoned mixed-use
61 shall be permitted, provided that such installation is (a) in compliance with any height and setback
62 requirements in the zoning district where such property is located and (b) in compliance with any
63 provisions pertaining to any local historic, architectural preservation, or corridor protection district
64 adopted pursuant to § 15.2-2306 where such property is located. Except as provided herein, any other
65 solar facility proposed on property zoned mixed-use, including any solar facility that is designed to
66 serve, or serves, the electricity or thermal needs of any property other than the property where such
67 facilities are located, shall be subject to any applicable zoning regulations of the locality.

68 E. Nothing in this section shall be construed to supersede or limit contracts or agreements between
69 or among individuals or private entities related to the use of real property, including recorded
70 declarations and covenants, the provisions of condominium instruments of a condominium created
71 pursuant to the Condominium Act (§ 55-79.39 et seq.), the declaration of a common interest community
72 as defined in § 55-528, the cooperative instruments of a cooperative created pursuant to the Virginia
73 Real Estate Cooperative Act (§ 55-424 et seq.), or any declaration of a property owners' association
74 created pursuant to the Property Owners' Association Act (§ 55-508 et seq.).

75 F. A locality, by ordinance, may provide by-right authority for installation of solar facilities in any
76 zoning classification in addition to that provided in this section. A locality may also, by ordinance,
77 require a property owner or an applicant for a permit pursuant to the Uniform Statewide Building Code
78 (§ 36-97 et seq.) who removes solar panels to dispose of such panels in accordance with such ordinance
79 in addition to other applicable laws and regulations affecting such disposal.

80 2. That the provisions of this act with respect to ground-mounted solar energy generation facilities
81 shall become effective on January 1, 2019. Unless a locality regulates ground-mounted solar
82 facilities in the provisions of its zoning ordinance as a permitted principal or accessory use, or
83 expressly as a solar facility, a ground-mounted solar energy generation facility existing as of
84 January 1, 2018, shall be deemed a legally existing nonconforming use under § 15.2-2307 of the
85 Code of Virginia and shall not be subject to removal.