

**TOWNSHIP OF WEST BRADFORD  
CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE 11-03**

**AN ORDINANCE AS TO THE INSTALLATION, MAINTENANCE AND REPAIR OF  
PHOTOVOLTAIC ENERGY GENERATION SYSTEMS AS AN ACCESSORY USE**

**WHEREAS**, West Bradford Township (the “Township”) issues construction permits regarding the installation, maintenance and repair of photovoltaic energy generation systems; and,

**WHEREAS**, the Township desires to ensure that said systems are installed and maintained in such a way as to not adversely affect the safety and general welfare of the citizens of the Township.

**NOW THEREFORE, IT IS HEREBY ORDAINED AND ENACTED**, by the Board of Supervisors of the Township, as follows:

**Section I: Purposes**

This Ordinance is adopted and enacted for the following purposes:

- A. To protect and provide for the public health, safety and general welfare of the citizens of the Township.

**Section II: Installation, maintenance and repair of solar energy generation systems.**

- A. The primary purpose of a photovoltaic energy generation system shall be to provide power for the principal use of the property whereon said system is to be located and shall not be for the generation of power for commercial purposes, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time from a solar energy system designed to meet the energy needs of the principal use. For the purposes of this subsection, the sale of excess power shall be limited so that in no event an energy system is generating more energy for sale than what is otherwise necessary to power the principal use on the property.
- B. All photovoltaic energy generation systems shall require Township permits and permits from other agencies having jurisdiction.

- C. To minimize visual impact, rooftop arrays shall be placed on the side of the roof away from any road when efficiently possible.
- D. Rooftop arrays shall not be higher than the peak of the roof or higher than 15 inches above the roof surface at any point.
- E. The maximum height of a ground-mounted solar panel array shall be 15 feet to its highest point and all portions of the solar panels shall be within the side and rear yard building setbacks.
- F. Ground-mounted assemblies must be screened from view at grade at the property line, but not to an extent which precludes adequate and efficient operations.
- G. All exterior wiring for systems shall be underground, or in instances when it is required to be above ground, within hard wall conduits.
- H. All systems shall be constructed in compliance with the provisions spelled out in this ordinance. Any variations to these requirements may be requested through the Zoning Hearing Board or Building Appeals Board when applicable.
- I. All systems that are damaged and or become inoperable or abandoned for any reason shall be removed after a period of six (6) months.

### **Section III: Validity and Effective Date**

- A. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
- B. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
- C. This Ordinance shall become effective immediately upon enactment.

**ENACTED AND ORDAINED** by the Supervisors of the Township of West Bradford, Chester County, Pennsylvania on the 9<sup>th</sup> day of August, 2011.

**Attest:**

**TOWNSHIP OF WEST BRADFORD  
BOARD OF SUPERVISORS:**

\_\_\_\_\_  
Tommy Ryan, Secretary

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Mark J. Blair, Chairman

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John A. Haiko, Vice Chairman

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Bruce W. Lavery, Member