

Village of Lake Isabella - Codified Ordinances

Article XII – Planning & Zoning

Chapter 1218 – Energy Systems & Antennas

Adopted August 4, 1998 – Ordinance 1998-01

Last amended; August 21, 2018 by Ordinance 2017-02

Chapter 1218.01	Wind Energy Systems
Chapter 1218.03	Solar Energy Systems
Chapter 1218.05	Antennas, Dish Antennas, Chimneys & Vents

1218.01 WIND ENERGY SYSTEMS

1. Monopole construction shall only be permitted in the RLM, Ag, and OSR Districts.
2. The setback for a Wind Energy System shall be equal to, or greater than, the height of the Wind Energy System grade level to the peak of the blade. This setback may be waived if written permission is obtained from the adjoining owner where a lesser setback is desired. In no cases shall the Wind Energy System, including supporting cables be within 10 feet of a property line.
3. Wind Energy Systems shall be setback from the ordinary high-water mark of any lake or river by 50 feet.
4. Wind Energy Systems shall be limited to a rated capacity of 10 kilowatts.
5. Parcels which are less than 1 acre in size shall be limited to one Wind Energy System. Parcels 1 acre in size or greater may have two Wind Energy Systems.
6. All wiring connecting a free-standing Wind Energy System shall be located underground.
7. Wind Energy Systems shall not be mounted, attached, or otherwise secured to a structure.
8. Wind Energy Systems shall not be allowed within 1,000 feet of a single-family dwelling.

1218.03 SOLAR ENERGY SYSTEMS

1. If mounted on the roof or walls of a structure, they shall be considered part of the structure and the structure must be in compliance with height and setback regulations.
2. Ground mounted Solar Panels shall not be located between a structure and the street, and shall meet a 10-foot setback from any part of the panel to a property line.
3. Solar Panels shall be setback from the ordinary high-water mark of any lake or river by 50 feet, and shall not be located in any area designated as a flood zone.
4. In residential districts free standing Solar Panels shall be limited to a total area of 60 square feet per parcel.
5. All wiring used to connect a Solar Panel shall be located underground.
6. In residential districts the maximum allowed height for a free standing Solar Panel shall be five feet.

1218.05 ANTENNAS, DISH ANTENNAS, CHIMNEYS & VENTS

1. Antennas and Dish Antennas for personal use may be erected and used in conjunction with an established use in any district.
2. Dish Antennas may not exceed one meter in diameter (39.37”).
3. Antennas and Dish Antennas may not be located more than 12 feet above the roofline of the structure it is attached to, but in no circumstance, shall any antenna, dish antenna, chimney, stack, or vent exceed the maximum allowed height in its respective zoning district. In cases where there are topographical features or established trees on the parcel, the antenna or dish antenna may exceed the peak of the roofline by not more than 18 feet, only where it is physically attached to such roofline at the base.
4. When due to topographical features or interference from established trees on a parcel where the Antenna or Dish Antenna is to be located, the Antenna or Dish Antenna may be located elsewhere on the parcel, but shall not exceed a total height from grade to peak of 8 feet. The location of any such Antenna or Dish Antenna shall not be in any required yard setback.
5. The number of Antenna or Dish Antenna shall be limited to the least number required to receive service.