



Solar Energy

Regulations

Solar energy systems that only service the energy needs of the property where the structure is located are permitted in West Bloomfield subject to the following:

1. Roof-mounted solar panels are permitted in all zoning districts and include solar panels integrated as part of the surface of the roof with no apparent change in relief or projection or separate flush mounted solar panels attached to the roof
2. Separate, flush-mounted solar panels may be located on a roof that does not face any street. The Community Development Department may permit the panels to be located on other roof faces if installation is not visible to any street
3. Separate flush-mounted solar panels cannot project vertically above the peak of the roof to which it is attached, or project vertically more than 5 feet above a flat roof installation
4. Solar panels shall not project higher than the permitted building height in the zoning district in which it is located
5. All solar panels shall consist of a color designed to blend with the surrounding environment as much as possible



Process

1. Apply for an electrical permit from the Community Development Department. You will need to submit:
 - ✓ Completed Electrical Permit Application
 - ✓ Plot plan (*in accordance with Section 7.4 of the Zoning Ordinance*)
 - ✓ Fee (*depends on # of modules & strings, size of inverter, and # of feet of output circuit*)
2. If you need a waiver from the above regulations, the Planning Commission may grant waivers upon determining that the waiver(s) will not present any undue hardships on adjoining properties



Questions?

Refer to Section 5.1.H. of the Zoning Ordinance for complete regulations or contact the Community Development Department at 248/451.4876



Wind Energy

Regulations

Wind energy conversion systems (WECS) that only service the energy needs of the property where the structure is located are permitted in West Bloomfield subject to the following:

1. WECS are permitted on buildings and structures in all zoning districts
2. One WECS is permitted per lot, which must be at least one acre in size
3. The height of the WECS shall not exceed 2x the maximum permitted height for principal structures in the zoning district in which it is located, roof-mounted WECS may exceed the tallest part of the roof to which it is attached by no more than 10 feet
4. WECS shall not be located within a yard facing a public street and shall be set back a distance at least equal to the height of the WECS from all lot lines
5. Clearance from any moving parts shall be at least 20 feet above ground level and from any overhead utility lines or vegetation
6. Noise emissions from the operation of a WECS shall not exceed 65 decibels on the DBA scale as measured at the nearest lot line or road right of way.



Process

1. Apply for a building permit from the Community Development Department. You will need to submit:
 - ✓ Completed Electrical Permit Application
 - ✓ Plot plan (*in accordance with Section 7.4 of the Zoning Ordinance*)
 - ✓ Fee
 - ✓ An elevation of the WECS superimposed in the proposed location
 - ✓ Specification sheets for all equipment
2. Notification shall be made to properties within 300 feet
3. If objections are received by the Community Development Department, the request shall be forwarded to the Planning Commission for review and approval after a public hearing is held



Questions?

Refer to Section 5.1.1 of the Zoning Ordinance for complete regulations or contact the Community Development Department at 248/451.4876

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