



SolSmart Zoning Review

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SolSmart is a national program that recognizes municipalities that have demonstrated solar leadership.

BRONZE



SILVER

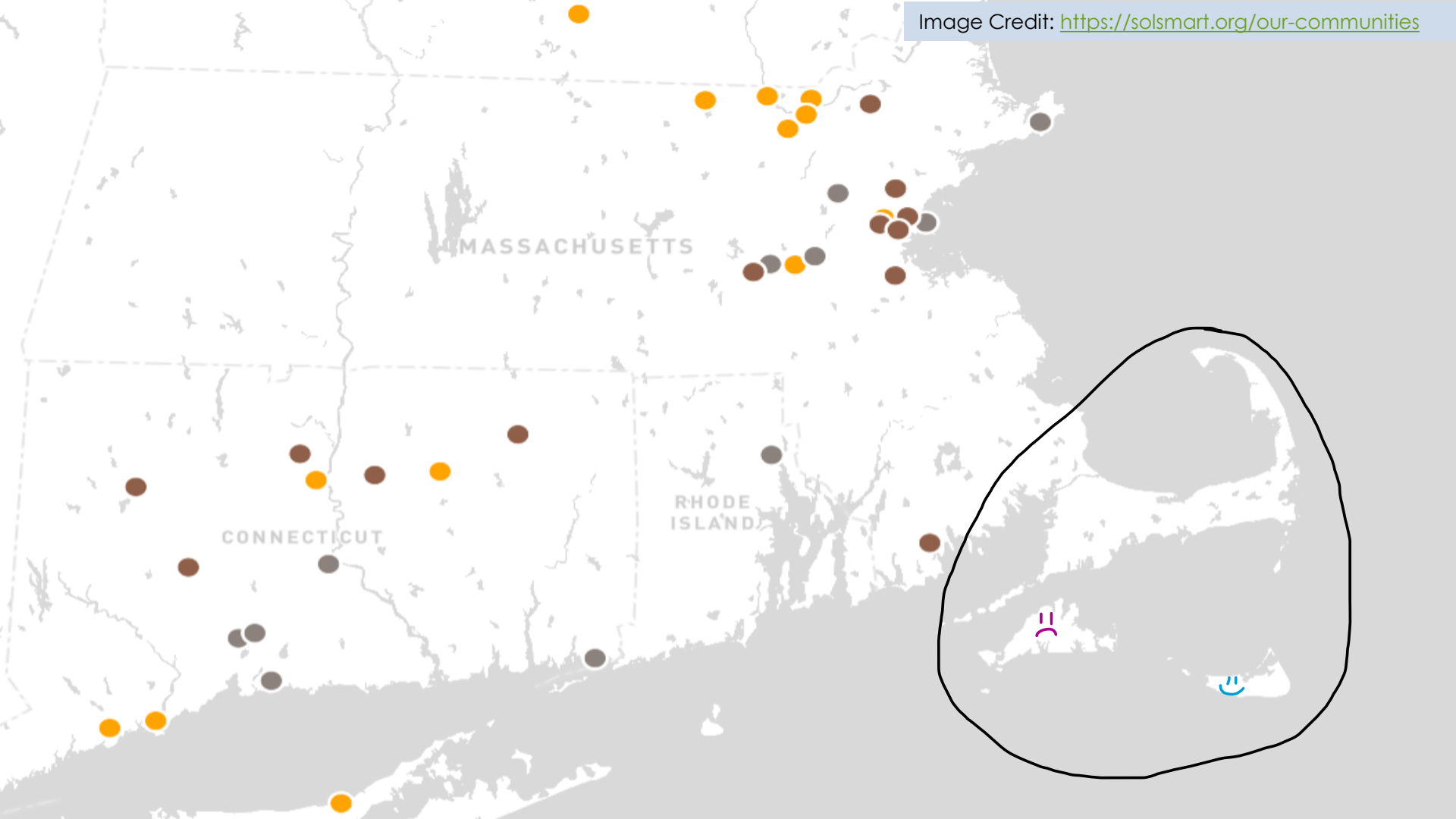


GOLD

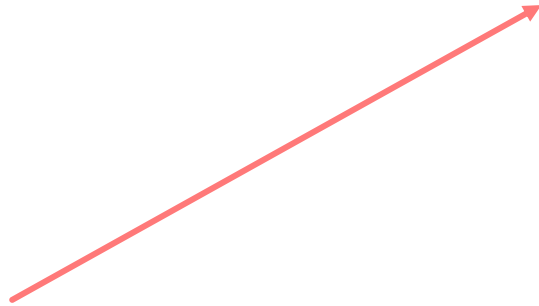


PLATINUM





Nantucket *is* a Solar Leader



Roadmap to Silver Designation

Solar Statement Submitted

10/25/23

Zoning Review Received

11/9/23

Remaining Criteria & Prerequisites

- Solar Info Webpage
- Permitting Checklist
- Staff Training
- Zoning Clarification

Bylaw Review with Town Planners

SILVER



January 2024

SolSmart's Zoning Code Analysis

- Nantucket's code was assessed for best practices, possible barriers and gaps related to solar installation.
- Eight recommendations were provided to:
 - Improve transparency of processes
 - Clarify development standards
 - Enhance the locally-compliant solar market

Zoning Bylaw Recommendations



Purpose or Intent (p. 1-2)

Define Nantucket's intent for solar energy in alignment with town goals.



Definitions (p. 2-3)

Distinguish between solar energy system types. (i.e. roof vs ground-mounted)



Roof-Mounted Accessory Use Solar (p. 3)

Explicitly permit by right in all major zoning districts



Roof-Mounted Solar Height (p. 3-4)

Exempt roof-mounted panels from height restrictions.

Zoning Bylaw Recommendations



Ground-Mounted Accessory Use
Solar (p. 4-5)

Explicitly permit by right in at least 1 zoning district



Ground-Mounted Solar Setbacks
(p. 5)

Codify setback standards for solar.



Ground-Mounted Solar Placement
(p. 5)

Clarify where ground-mounted solar energy systems are appropriate on a property.



Ground-Mounted Solar
Lot Coverage/Impervious Surface (p. 6)

Exempt ground arrays from lot coverage requirements.

Nantucket's Codified Best Practices

- ▶ (§ 139-12) - Solar Energy Overlay District (SEOD) (p. 6-7)
 - ▶ Adopted at 2019 ATM as prerequisite for Nantucket's Green Communities designation, which was achieved in Feb 2020.
 - ▶ Allows primary-use solar by right (p. 6-7)
 - ▶ § 139-17 – Solar energy facilities in the SEOD permitted to exceed 32' height limitation
- ▶ No barriers to solar development in the code (p. 8-10)

Next Steps

Review Bylaw Recommendations with Town Planners

SILVER



January 2024

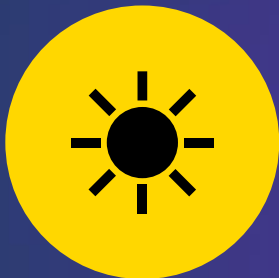
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2025 - TBD

- Codify “by right” accessory use at ATM
- 3-day permit turnaround time

Conclusion



NANTUCKET IS A SOLAR LEADER



**NANTUCKET IS POISED TO
ACHIEVE SOLSMART SILVER
STATUS BY JANUARY**



**THE SOLSMART ZONING REVIEW
IDENTIFIED RECOMMENDATIONS
FOR IMPROVING SOLAR-
RELATED BYLAWS**



Thank You!
Questions?