

BOROUGH OF MENDHAM
MORRIS COUNTY, NEW JERSEY

ORDINANCE #15-2024

**ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS,
STATE OF NEW JERSEY, AMENDING CHAPTER 215, ZONING, OF THE
BOROUGH CODE TO CLARIFY REQUIREMENTS FOR SOLAR PANELS
TO CONFORM WITH THE UNIFORM CONSTRUCTION CODE**

WHEREAS, Section 215-31.1G.(4) of the Borough Code, which was adopted in 2013, governs standards for solar panel system; and

WHEREAS, the Borough Construction Official and Borough Engineer have reviewed Section 215-31.1G4 and recommended amending same as certain requirements have since that time been superseded by the Uniform Construction Code; and

WHEREAS, the Mayor and Borough Council find it in the best interest of Borough to accept the recommendation and amend the Code.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Mendham, County of Morris, State of New Jersey, as follows:

SECTION 1. Chapter 215, Zoning, Article X, Lot Area and Bulk Requirements, § 215-31.1, Supplementary zoning regulations for building height, building footprint, impervious coverage and accessory structures, paragraph G.(4) to read as follows:

The following standards shall apply to solar panel systems:
[Added 11-18-2013 by Ord. No. 11-13]

- (a) All roof-mounted solar panels shall be affixed generally parallel to the roof angle with a maximum mounting height of one foot above the surface of the existing roof, or, on a flat roof, the solar panels shall not extend a distance greater than four feet above the surface of the roof.
- (b) Roof edge setbacks and distances between panels must comply with the Uniform Construction Code and all other permitting requirements.
- (c) Any solar panel system located within the Borough's Historic District Overlay Zone or the Main Street Corridor shall not be visible from any public right-of-way.
- (d) No ground-mounted solar panel system shall be permitted.
- (e) All solar panel systems shall be marked using reflective weather-resistant materials which shall state: "CAUTION: SOLAR ELECTRIC SYSTEM CONNECTED."

SECTION 2. All ordinances of the Borough of Mendham that are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 4. This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

Introduced: September 11, 2024

Adopted: September 23, 2024

Dated: September 23, 2024

Attest:

BOROUGH OF MENDHAM

Lauren McBride
Acting Borough Clerk

Christine Serrano-Glassner, Mayor