

**Town of Breckenridge Solar Panel Policy**  
**Inside of the Conservation District**

**DETACHED SOLAR ARRAY:** Any solar array that is mounted independently of the building structure.

**ELEVATED SOLAR ARRAY:** Any solar array that does not run parallel to the roofline.

**NON-PRIMARY ELEVATION:** The portion of a structure which does not front on a public street or other public right of way. If a corner lot, the primary elevation is the elevation where the primary entrance is located.

**MOUNTING STRUCTURE:** Any racking, hardware, or material used to affix solar panels to a roof, wall, or to facilitate a detached array.

**ORIENTATION (AZIMUTH):** This is the compass bearing that the collection surface faces. True south is defined as 13 degrees to the east of magnetic south.

**RIDGELINE:** The intersection of two roof surfaces forming the highest horizontal line of the roof.

**ROOFLINE:** The roof plane.

**SOLAR ARRAY:** A grouping of solar panels that are connected together.

**SOLAR DEVICE:** Solar membranes, solar shingles, solar in glass and similar solar technology.

**SOLAR PANEL:** A device consisting of an array of connected solar cells which collects or harvests solar energy. A solar panel is used for the capture and creation of solar electric or solar thermal energy (also referred to as a solar collector).

**TILT ANGLE:** The angle above the horizon that the array faces. Optimum angle for year round production is equal to the latitude of the site (Breckenridge is at 40 degrees latitude).

From Policy 5 (Absolute)

E. Solar Panels and Solar Devices

- (1) Within the Conservation District: The preservation of the character of the Conservation District and the historic structures and sites within the Conservation District are of the utmost importance. The Town encourages the installation of solar panels and solar devices as an alternative energy source. However, there may be instances where solar panels or solar devices are not appropriate on a particular building or site if such a device is determined to be detrimental to the character of the Conservation District.

(2) Within the Conservation District, no solar device shall be installed on a structure or site without first obtaining a Class C minor development permit. Solar panels and solar devices are encouraged to be installed on a non-historic building or building addition and integrated into the building design. To ensure that the character of the Conservation District and its historic structures and sites are protected, an application for a development permit to install a solar panel or solar device within the Conservation District will be reviewed under the following requirements:

(a) Solar panels or other solar devices on roofs shall be placed on a non-character defining roofline of a non-primary elevation (not readily visible from public streets). Roof mounted solar panels and solar devices shall not break the existing ridgeline. Solar panels and solar devices shall be setback from the edge of a flat roof to minimize visibility and may be set at a pitch and elevated if not highly visible from public streets. On all other roof types, solar panels and solar devices shall be located so as not to alter a historic roofline or character defining features such as dormers or chimneys. All solar panels and solar devices shall run parallel the original roofline and shall not exceed nine inches (9") above the roofline as measured from the bottom of the panel. Solar panels, solar devices, mechanical equipment and mounting structures shall be non-reflective such as an anodized finish. Mechanical equipment attached to the building fascia shall be painted to match the building fascia color to blend into the building.

Applications for new structures within the Conservation District are encouraged to include building integrated solar panels and other solar devices into the initial design, including a similar roof color, rather than as a later addition. Solar panels and solar devices which contrast with the color of the roof of new or historic structures are inappropriate if found to be detrimental to the character of the Conservation District.

(b) Detached arrays of solar panels and solar devices at a historic site may be located in the rear or side yard if the arrays are not highly visible from the public streets and do not detract from other major character defining aspects of the site. The location of detached solar arrays shall also consider visibility from adjacent properties, which shall be reduced to the extent possible while still maintaining solar access.

(c) Character defining elements such as historic windows, walls, siding or shutters which face public streets or contribute to the character of the building shall not be altered or in connection with the installation of solar panels or solar devices. Solar devices in non-historic windows, walls, siding or shutters which do not face public streets are encouraged.