



City of Byrnes Mill

141 Osage Executive Circle • Byrnes Mill, MO 63051
t: (636) 677-7727 • f: (636) 677-5533
www.byrnesmill.org

SOLAR PANEL PERMIT APPLICATION CHECKLIST

Applicant must provide all applicable documents to submit application for plan review

- Completed Building Permit Application plus \$40.00 Administrative Fee for Residential Permit or \$100.00 Administrative Fee for Commercial/Industrial Permit
- Property located in a designated flood hazard area YES NO
(If yes, a flood development permit application may need to be submitted for approval)
- One complete set of Building Plans drawn to standard scale no less than ¼" - 1"
- One copy of the equipment specifications
- The roof structure is capable of supporting the added weight of the PV system.
- Two complete sets of Site Plans drawn to scale
- For ground mounted systems
 - o Include location & dimensions of existing structures, distance from lot lines & between structures
 - o Location & width of any easements and/or right-of-way
 - o Location & dimension of the proposed structure; distance from property lines & existing structures
- Copy of Warranty Deed or Deed of Trust for Property
- Copy of Paid Real Estate Tax Receipt from Previous Year
- HOA Approval, if applicable

Note: All applications and plans will go to plan review for further inspections of detail before approval will be granted for issuance. Other items or detail not designated above may be required.



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OFFICE USE ONLY

App. Approved: Yes No Date: _____

Permit # _____

Permit Fee: Cash Check # _____ Credit/Debit

Amount: _____ Date: _____

SOLAR PANEL APPLICATION

PROJECT INFORMATION & LOCATION

Project Type: Residential Commercial Construction Cost \$ _____

Structure Type: Existing Home Accessory Building Roof Mount Ground Mount PREMISE # _____

Brief Description of Work: _____

Project Address: _____

Subdivision: _____ Lot # _____

OWNER/CONTRACTOR INFORMATION

Owner: _____ Contractor: _____

Owner Address: _____ Contractor Address: _____

Phone: _____ Email: _____ Phone: _____ Email: _____

ITEM

Existing Service AMPS _____

DC Voltage Output _____

Number of PV Modules _____

Inverter or Micro Inverters _____

Copies of the PV array specifications must accompany the permit application
If ground mounted a separate building permit may be required
If in a subdivision HOA approval must be attached to application

NOTICE: I understand if the information I have given above is not true, my permit may be revoked by Byrnes Mill Code Enforcement, and I agree to abide by, and comply with, the conditions of all Building regulations/Code Ordinances.

A FINAL INSPECTION MUST BE COMPLETED ON EVERY PERMIT

I hereby certify that the owner(s) of record authorizes the proposed work and I have been authorized by the owner(s) to make this application as their agent. Inspections must be requested 48 hours in advance.

Applicant Signature: _____

Date: _____

Phone: _____

Email: _____

City of Byrnes Mill, MO
Friday, February 28, 2025

Chapter 500. Building Codes and Building Regulations

Article II. Building Regulations

Section 500.091. Renewable Energy Systems.

[Ord. No. 890-18, 5-2-2018]

- A. **Purpose.** The purpose of this Section is to balance the need for clean, renewable energy resources and the necessity to protect the public health safety and welfare of the community. The City of Byrnes Mill finds these regulations are necessary to ensure that renewable energy systems are appropriately designed, sited, and installed. Systems installed as stand-alone structures are subject to the same restrictions as an accessory building.
- B. **Solar Panel General Requirements.** The provisions of this Section shall apply to the construction and/or installation of all roof and ground mounted solar panels as follows:
1. All accessory panel installations shall provide documentation to the Planning Department verifying compliance with the renewable energy requirements.
 2. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways.
 3. All power transmission lines from a structure or ground mounted solar energy system to any building structure, or utility pole/line shall be located underground.
 4. A solar energy system shall not be used to display advertising, including signage, streamers, pennants, reflectors, balloons, flags, banners or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the solar energy system provided that the signage is not for advertising purposes.
 5. If a renewable energy system has been abandoned (meaning not have been in operation for a period of ninety (90) days) or is defective or is deemed to be unsafe by the Building Code Official, the renewable energy system shall be required to be repaired by the owner to meet Federal, State, and local safety standards, or be removed by the property owner within ninety (90) days. If the owner fails to repair or remove the defective or abandoned solar energy system, the City may pursue a legal action to have the system removed at the owner's expense.
 6. Renewable energy system plans require a sealed engineer's drawing.
- C. **Solar Panel Accessory Use.**
1. Roof-mounted solar panels are permitted in all zoning districts as an accessory use to the principal use of the property and shall conform as follows:
 - a. Solar panels shall be permitted on any pitched roof if the panels are mounted flush or parallel to the roof plane. Parallel mounting shall be placed no more than eight (8) inches higher than the roof surface.
 - b. No part of the solar panel shall extend beyond the edge of the roof unless approved by the Planning Department as an architectural feature, such as, but not limited to, an awning feature

that is integrated and compatible with the design of the building.

- c. A solar panel shall be permitted to project away from a flat roof if the solar panels are screened on all four (4) sides from all adjacent streets or properties with a material that matches or complements the architecture of the building.
- d. Building-integrated solar panels may be incorporated into any structure subject to the architectural review criteria of the City Code.

2. Ground-mounted solar panels are permitted in all zoning districts as an accessory use to the principal use of the property and shall conform as follows:

- a. Ground-mounted solar panels and associated mechanical or electrical equipment shall comply with all building setback and lot coverage requirements for the zoning district in which the property is located.
- b. Ground-mounted solar panels may not exceed four (4) feet in height.
- c. The area underneath the ground-mounted solar panels shall be well maintained with the installation of mulch, landscaping rocks, or other attractive materials.
- d. If a ground-mounted solar energy system is removed, any earth disturbance as a result of the removal of the ground-mounted solar energy system shall be graded and reseeded.
- e. Ground-mounted solar panels must be enclosed by fencing to prevent the general public from coming into contact with the installation and must include warning signage that includes the name of the owner and twenty-four (24) hour emergency contact information.
- f. Screening evergreen vegetation along site borders may be required to minimize visual impact on surrounding neighborhoods.
- g. Ground-mounted solar systems may not be placed in wetlands, flood plains, or near riverbanks.
- h. Sound emitted by the system may not exceed sixty (60) decibels at the property line.
- i. The local fire department must receive a copy of the system construction plan.

D. Wind Turbine Systems — General Requirements. The provisions of this Section shall apply to the construction and/ or installation of all wind turbine systems, which shall conform as follows:

1. Wind turbines shall comply with all building setback and lot coverage requirements for the zoning district in which the property is located.
2. Building-mounted wind turbines are not permitted.
3. Wind turbine towers shall be a monopole design unless otherwise approved by the Planning Department.
4. All power transmission lines from a wind turbine system to any building, structure, or utility pole/line shall be located underground.
5. All wind turbines shall be constructed, operated, and maintained according to best management practices, including, but not limited to, an internal governor or braking device which engages at a manufacturer-specified wind speed intended to ensure the safe operation of the system in all wind conditions.
6. Wind turbines shall not be illuminated by artificial means, except where the illumination is specifically required by the Federal Aviation Administration or other Federal, State, or local regulations
7. Wind turbines shall be painted a non-reflective, non-obtrusive color such as the manufacturers default color option or a color that conforms to the environment and architecture of the area in which it is located.

8. Noise emitted from a wind turbine shall not exceed the noise standards as established by City Code except wind turbines adjacent to property used or zoned residential shall not exceed thirty-five (35) dba at the property line.
 9. Wind turbines shall be sited in a manner that does not result in significant shadow flicker impacts. "SIGNIFICANT SHADOW FLICKER" shall be defined as more than thirty (30) hours per year on abutting occupied building.
 10. Wind turbines shall not interfere with off-site electronic devices such as, but not limited to, radio, television, and communication devices.
 11. A wind turbine shall not be used to display advertising including signage, streamers, pennants, reflectors, balloons, flags, banners or similar materials. The manufacturers and equipment information, warning, or indication of ownership is allowed on any equipment of the solar energy system provided that the signage is not for advertising purposes.
 12. The minimum distance between the ground and any part of the rotor blade system shall be a minimum of fifteen (15) feet, unless otherwise approved by the Planning Department.
 13. Wind turbines shall be designed and installed so as to not provide step bolts or a ladder readily accessible to the public for a minimum height of eight (8) feet above the surrounding grade or such step bolts or ladder is protected from access by a locked panel.
 14. If a renewable energy system has been abandoned (meaning not having been in operation for a period of ninety (90) days) or is defective or is deemed to be unsafe by the Building Code Official, the renewable energy system shall be required to be repaired by the owner to meet Federal, State, or local safety standards, or be removed by the property owner within ninety (90) days. If the owner fails to remove or repair the defective or abandoned solar energy system, the City may pursue a legal action to have the system removed at the owner's expense.
- E. No wind turbine or solar energy system shall be constructed in any front or side yard area. Setbacks should follow the accessory building ordinance. (Chapter 400, Section 120, No. 9)
- F. Fee Schedule. The building permit application fee will be two hundred dollars (\$200.00) plus administrative fees.
- G. All ground mounted solar systems or wind turbine systems must be approved by the Planning Department.