



Andrew J. Maglio Mayor
Patty Burns Village Clerk

March 18, 2021

RE: Zoning Determination – Accessory Use of Photovoltaic Systems (PV)

The Village of Roselle desires to encourage the use of accessory photovoltaic systems (PV) and confirm for property owners within the Village that such systems are allowed in all zoning districts when conforming to the Village’s accessory use requirements.

The following is the definition of an accessory use in Section 3.02 Definitions of the Village of Roselle Zoning Ordinance:

- Accessory building, structure or use.* An accessory building, structure, or use, is one which:
- a. Is subordinate to and serves a principal building, principal structure or principal use; and
 - b. Is subordinate in building area, intensity of use, or purpose to the principal building, principal structure or principal use served; and
 - c. Contributes to the comfort, convenience, or necessity of occupants of the principal building, principal structure, or principal use served; and
 - d. Is located on the same zoning lot as the principal building, principal structure or principal use served, with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same zoning lot with the building, structure, or use served.

The Village of Roselle Zoning Ordinance is silent on the specific use of PV within the Village as an accessory use, therefore, we must use the definition of accessory use and the standards by which they are permitted in Section 4.08 of the Zoning Ordinance to consider the permissibility of the use.

It is my determination that PV within all zoning districts as an accessory use is permitted as long as they follow the Village’s requirements for accessory uses in Section 4.08. Solar energy devices and PV devices that are subordinate in area to the principal structure and located on the same zoning lot as the principal structure is a permitted accessory structure. No special zoning approval shall be necessary as long as they comply with bulk, yard, and height requirements listed in Section 4.08.

Village of Roselle

Caron C. Bricks, AICP
Village Planner, Zoning Administrator