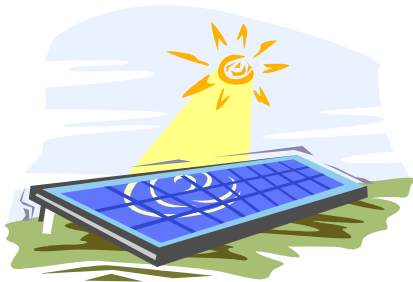


7. Any development area bonus request may be referred to the Planning Commission by the Planning Director. A development area bonus request for a property less than one net acre in size shall be subject to Planning Commission review and decision.

8. The development area bonus ordinance shall expire on July 30, 2013.

(Ordinance No. 500, July 13, 2006)



Copies of the Ordinances are
available at Town Hall

Planning and Building Department
26379 Fremont Road
Los Altos Hills, CA 94022

Questions?

Please call (650) 941-7222

Save Money	A green illustration of a hand holding a stack of money, with coins and bills floating around it.
A diamond-shaped graphic with a yellow sun at the top, a blue sky, and green grass at the bottom. In the center is a black solar panel.	Save Energy
Save the Environment	A green and blue illustration of the Earth, showing continents and oceans.

Town of Los Altos Hills

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Los Altos Hills, CA 94022

Phone: 650-941-7222
Fax: 650-941-3160
www.losaltoshills.ca.gov

Town of Los
Altos Hills

SOLAR PANELS

**LOCAL RULES
AND
INCENTIVES**

LOS ALTOS HILLS



CALIFORNIA

The Town of Los Altos Hills has adopted the following ordinances to encourage energy conservation through the use of photovoltaic systems.

Free Building Permits

Building permit application fees are waived for the construction or installation of solar energy generation equipment.

(Reso. 1-06, January 12, 2006)

Development Area Exemption

If you install a ground mounted photovoltaic system, up to 500 sq. ft. of the solar panels may be exempt from development area calculations.

Sec. 10-1.226(a). Grid.

"Grid" means the electrical distribution and transmission system in Los Altos Hills.

Sec. 10-1.239(a). Photovoltaic Power Generation Facility.

"Photovoltaic Power Generation Facility" means a facility that converts sunlight into electricity through the utilization of semiconductor cells.

Sec. 10-1.247(a). Solar Thermal Energy Facility.

"Solar Thermal Energy Facility" means a facility that converts radiant energy from the sun into useful thermal energy including heated water.

Sec. 10-1.502(b)(5) Photovoltaic Power Generation Facilities.

Photovoltaic Power Generation Facilities that are connected to the Grid and that are 500 square feet or less are exempt from the requirements of this section. Photovoltaic Power Generation Facilities greater than 500 sq. ft. in area are subject to the requirements of this section, unless the Planning Commission determines that the offsite visual impacts of the facility are adequately mitigated.

Sec. 10-2.301(a) Administrative review

The construction, placement, or installation of any structure supporting Photovoltaic Power Generation Facilities that is less than six (6') feet in height and less than nine hundred (900) square feet in development area;

The construction, placement or installation of Photovoltaic Power Generation Facilities on an existing structure that are less than eighteen (18") inches higher than the existing structure.

(Ordinance No. 446 , May 11, 2006)



Development Area Bonus

If you install a roof mounted solar system, you may qualify for up to 500 sq. ft. of bonus development area.

Sec. 10-1.502(b)(6)

A development area bonus (500 sq. ft. maximum) of one square foot for every one square foot of roof mounted photovoltaic (PV) power generation facility (solar panels) shall be granted subject to the following requirements:

1. The development area bonus shall apply only to properties that do not already exceed the MDA allowable.
2. The roof mounted PV facility shall be grid tied or connected.
3. For new residences, the roof mounted PV facility shall first be fully installed and grid connected prior to the final inspection and occupancy of the new residence.
4. For all other structures and projects, the roof mounted PV facility shall first be installed with a building permit and receive a satisfactory final inspection prior to granting of the development area bonus.
5. The development area bonus shall only be used for projects that otherwise comply with all other zoning and site development regulations.
6. The maximum allowable development area bonus shall be reduced by 1 square foot for every one square foot of ground mounted PV system over 500 square feet that is exempted from development area requirements by action of the Planning Commission.

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