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OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTTLE

When recorded return to:  
Clerk, Pinal County Board  
Of Supervisors  
P.O. Box 827  
Florence, AZ 85132

DATE/TIME: 12/02/2010 1103  
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**ORDINANCE NO. PZ-C-006-10**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY,  
ARIZONA, RELATING TO ZONING AND AMENDING THE PINAL COUNTY  
DEVELOPMENT SERVICES CODE, TITLE 2 (COUNTY ZONING ORDINANCE)**

**WHEREAS**, the Board of Supervisors on February 10, 2010, approved the codification of all Development Services ordinances, and the codification as the Pinal County Development Services Code became effective on March 13, 2010;

**WHEREAS**, Ordinance No. 61862, as amended, is the Pinal County Zoning Ordinance as codified in Title 2 of the Pinal County Development Services Code;

**WHEREAS**, the County Zoning Ordinance is in need of revision to provide uniform laws and processes for the submittal, review and approval of residential photovoltaic solar energy devices.

**BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY,  
ARIZONA:**

**SECTION 1.** Pinal County Zoning Ordinance, title 2 of the Pinal County Development Services Code ("PCDSC"), is amended by adding chapter 2.210, "Residential Photovoltaic Solar Energy Devices", to establish comprehensive provisions for the regulation of residential photovoltaic solar energy devices within unincorporated Pinal County shall read as follows:

**Chapter 2.210:  
RESIDENTIAL PHOTOVOLTAIC SOLAR ENERGY DEVICES:**

**Sections:**

- 2.210.010 Scope**
- 2.210.020 Definitions**
- 2.210.030 General Requirements**

**2.210.010 SCOPE:** The following requirements shall apply to rural and residential zones which are being used for residences.

**2.210.020 DEFINITIONS:**

**"Solar Energy Device"** means any solar energy collection system, including solar panels; either free-standing (ground mounted or pole mounted), wall

mounted, or attached to a roof or structure, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for generating electricity.

**“Solar Array”** means a group of solar panels or solar energy devices consisting of a linked series of photovoltaic modules. A solar array is measured in square feet by determining the overall maximum length and width and multiplying the two.

**“Photovoltaic”** means solar panels that use sunlight to generate electricity.

**2.210.030 GENERAL REQUIREMENTS:**

- A. Solar energy devices shall not be the primary use of a property.
- B. All free standing solar energy devices will be treated as detached accessory buildings and shall conform to the requirements for detached accessory buildings in a particular zoning district.
- C. Solar arrays placed on buildings, primary or accessory, may not encroach into the required setbacks for that zone. Roof mounted solar arrays shall not be subject to the maximum height restrictions of the zone. See additional requirements for flat roof and pitched roof installations:
  - 1. Flat roofs: Solar arrays placed on flat rooftops of either a primary or accessory building shall not exceed five (5) feet measured from the roofline, perpendicularly to the highest point of the solar device.
  - 2. Pitched roofs: Solar arrays placed on pitched rooftops of either a primary or accessory building shall not exceed 2 feet measured from the roofline, perpendicularly to the highest point of the solar device.
- D. In residential zones; CR1-A, CR-1, CR-2, CR-3, CR-4, CR-5, MH, RV, MHP, PM/RVP and TR;
  - 1. All free standing solar energy devices shall be restricted to a location in the rear or side yard, meeting rear or side yard setbacks for that zone.
  - 2. Solar devices shall not exceed six (6) feet in height, measured from the undisturbed grade to the highest point of the solar device.
- E. An application, site plan, electrical diagrams, major component information, mounting details, and notes concerning installation shall be submitted to Development Services for review prior to permit issuance.
- F. Solar energy devices shall comply with all applicable building and electrical codes.

**SECTION 2.** This ordinance shall take effect 31 days from and after the date of its adoption.

**PASSED AND ADOPTED** by the Board of Supervisors, Pinal County, Arizona, this 24<sup>th</sup> day of November, 2010.



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PETE RIOS, Chairman of the  
Pinal County Board of Supervisors

ATTEST:



  
\_\_\_\_\_  
Clerk of the Board

APPROVED AS TO FORM:  
James P. Walsh, Pinal County Attorney

By:   
\_\_\_\_\_  
Deputy County Attorney