



## DEPARTMENT OF PLANNING & ZONING

10050 NE 2<sup>nd</sup> Avenue

Miami Shores FL 33138-2304

[www.msvfl.gov](http://www.msvfl.gov)

Main Number: 305-795-2207 Fax Number: 305-756-8972

Travis Kendall, Director

### **INSTALLING**

### **ROOFTOP SOLAR ENERGY SYSTEMS IN HISTORIC DISTRICTS**

The purpose of these guidelines is to provide an overview of key considerations and requirements for installing rooftop solar energy systems in Miami Shores Village on historically designated properties. These guidelines are meant to balance access to solar energy while protecting areas, buildings, and sites of significance in the history value.

#### **KEY DESIGN CONSIDERATIONS\***

##### **Propose to install solar modules**

on non-primary, non-character-defining roof surfaces that are invisible from a public right-of-way, especially a primary view; in parallel to roof surfaces, including on flat roof surfaces; without removing historic or character-defining roofing materials; and taking into consideration, views from adjacent properties.

##### **Propose to install mechanical equipment**

on non-primary, non-character-defining fascia that are invisible from a public right-of-way, especially a primary view; and that has been painted to match the building surfaces or fascia, but without covering required signage or labels.

\*For additional information, contact the Director of Planning.

### **CERTIFICATE OF APPROPRIATENESS**

**Applicability:** All permits to install solar energy systems on a historically designated property require review and approval from the historic preservation board. For an application please contact the Planning

Director. A Certificate of Appropriateness must be approved prior to permits being issued.

Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other pertinent building regulations.