



[FOR OFFICE USE ONLY]

Permit #: \_\_\_\_\_

Application Received: \_\_\_\_\_

Planning & Zoning Department  
100 Dayton St, 2<sup>nd</sup> Floor  
Yellow Springs, OH 45387  
(937) 767-1702

## Permit Application: Small Power Production

### Applicant Information

|                    |        |        |  |
|--------------------|--------|--------|--|
| Property Address:  |        |        |  |
| Property Owner:    | Phone: | Email: |  |
| Mailing Address:   |        |        |  |
| Applicant Name:    | Phone: | Email: |  |
| Applicant Address: |        |        |  |

### Project Information

Lot Dimensions: Width:  Depth:  Square Ft:  Lot Type: ☐ Corner ☐ Interior ☐ Other

Power Generation Type: ☐ Wind ☐ Solar Number of Units:  Installing Car Chargers? ☐ Yes ☐ No ☐ Future

Mount Type ☐ Roof ☐ Ground If Ground, total sq. ft. of units:  Solar Interconnection Desired? ☐ Y ☐ N

Total Existing Square Footage Primary Structure:  Addition:  Accessory Structure:

Setback measurements (must also be included on site plan): Front:  Side 1:  Side 2:  Rear:

Additional Comments: \_\_\_\_\_

### Required Attachments Checklist

Site Plan: ☐ System Specifications: ☐ Completed Interconnection Application (if opting in) ☐  
Meter Connection Diagrams ☐ Storm water Mitigation Plan (if ground-mounted): ☐

### SEE THE REVERSE OF THIS PAGE FOR ADDITIONAL INFORMATION.

I understand that approval of this application does not constitute approval for any administrative review, conditional use permit, variance, or exception from any other Village regulations, which are not specifically the subject of this application. I understand that I remain responsible for satisfying requirements of any private restrictions of covenants appurtenant to the property. I further acknowledge that due to subsurface conditions present in this region (shallow bedrock, high water table) that subterranean or subsurface structures such as basements and lower levels in any building or structure may become wet or flooded during rain events or due to some other natural occurrence.

I, the undersigned do hereby certify that I am the applicant, and the information and statements given on this application, drawings, and specifications are to the best of my/our knowledge, true and correct. I understand that the Village is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation of this Zoning permit as determined by the Village. I further certify that I am the Owner, or the lessee, or agent, fully authorized by the owner to make this submission. I certify that statements made to me about the time required to process this application are general estimations and not binding. Further, I understand that it may be necessary for the Village to request additional information and clarification after I have submitted this application and accompanying documentation.

I hereby certify, under penalty of perjury, that all the information provided on this application is true and correct.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

| FOR OFFICE USE ONLY  |                                                                                                              |                                                                     |
|----------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Zoning Fee: \$ _____ | Payment Type: <input type="checkbox"/> Check   <input type="checkbox"/> Cash   <input type="checkbox"/> Card | Approved <input type="checkbox"/>   Denied <input type="checkbox"/> |
| Other fees: \$ _____ | Zoning District:                                                                                             | SEE ATTACHED LETTER FOR CONDITIONS                                  |
|                      |                                                                                                              |                                                                     |
| Total \$             | Zoning Official Name and Title                                                                               | Date                                                                |

## **Attachment A (For New Construction & Utility Connections only)**

Electrical

\_\_\_\_ Submitted necessary electrical plans.

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**Electric & Water Distribution Supertendent**

**DATE**

## **ACCESSORY STRUCTURES – GENERAL REQUIREMENTS**

### **A. Permit required.**

- a. No building permit or other permit required to allow construction and no certificate of occupancy shall be issued for any of the above, unless a zoning permit has been issued by the Zoning Administrator.

### **B. Zoning Permit Process.**

- a. The application shall be accompanied by a scale drawing of the site exhibiting existing and proposed improvements, as follows:
  - i. All exterior lot lines, with dimensions based upon an actual survey;
  - ii. Dimensions of existing and proposed buildings and structures;
  - iii. Setback of all existing and proposed structures from property lines;
  - iv. Required setback distances, according to the zoning district;
  - v. Height of existing and proposed buildings and structures;
  - vi. Location of off-street parking, including dimensions of parking spaces and access aisles, and distance of parking areas from property lines;
  - vii. Any other information deemed necessary by the Zoning Administrator to determine compliance with this code.
  - viii. The Zoning Administrator may require that the proposed location of buildings and improvements be staked upon the lot prior to zoning permit approval, in order to determine compliance with this code.

## **Accessory Buildings and Structures.**

(1) Accessory buildings or garages shall be considered to be part of the principal building and subject to all setback requirements of the principal building, if structurally and architecturally integrated into the building or if attached by an enclosed breezeway or similar enclosed structure not greater than ten feet in length. Detached accessory buildings shall be located at least ten feet from any principal building.

(2) Accessory buildings and structures shall not be erected in any front yard.

(3) Accessory buildings and structures may be erected in a rear yard if set back at least ten feet from the rear and five feet from the side property lines.

(4) A stormwater management plan shall be submitted with the permit application following the Appendix: Stormwater Guidelines for Low Impact Development of the Planning Code.

(5) An accessory building or structure designed for and containing a vehicle entrance to be accessed from an existing publicly dedicated and commonly used alley may be located on the rear lot line, if parking space plans have been approved by the Zoning Administrator.

(6) The height of an accessory structure shall not exceed 18 feet when a hip or gable roof is used, 15 feet when a mansard or gambrel roof is used and 12 feet when a flat or shed roof is used, except when a dwelling unit is included in the structure, in which case the height shall not exceed 24 feet.

(7) Accessory structures shall not exceed 66% of the principal building's gross floor area or 800 square feet, whichever is less.

(8) An accessory building or accessory structure shall not be constructed or occupied on a lot before the principal building or use on the lot is constructed.

(9) Accessory buildings and structures in planned unit developments shall be subject to the same requirements as in the Residential Districts.

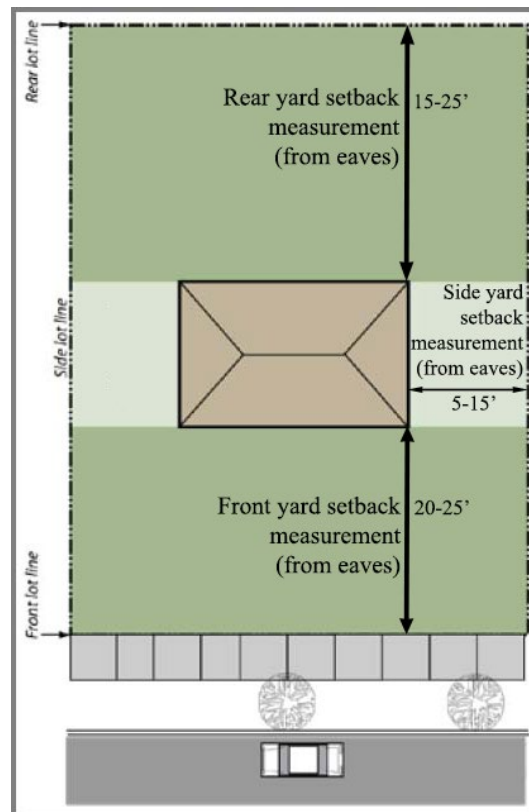
(10) Accessory structures located in a designated flood hazard area shall comply with the additional provisions set forth in [Chapter 1282](#).

(11) Swing sets, playground equipment, garden trellises, well-head covers, portable or temporary pools less than 24 inches in depth, and similar above-ground yard equipment accessory to a residential use shall be exempt from the provisions of this zoning code, except for height limitations, or unless specific provision is made for such equipment by Village ordinance.

(12) Buildings and structures accessory to nonresidential uses shall meet the minimum setback requirements and height limitations for principal buildings in the respective zoning district.

(13) Accessory structures and buildings shall share all public utilities (water/ sewer/electric) with the principal building. Accessory structures and buildings will not be separately metered.

**How to measure your setback:** The proposed structure must be entirely outside of the setback required by the Zoning District requirements.



The diagram above will reflect how you will be required to measure your setback. Do not measure from the footprint, but instead from the furthest edge of the structure. If there are roof eaves, measure your setback starting at the edge of the roof eaves. If there is a built in porch or balcony, the same rule applies to those extensions of the structure.



**APPLICATION FOR INTERCONNECTION AND  
PARALLEL OPERATION WITH  
THE VILLAGE OF YELLOW SPRINGS'S  
ELECTRIC DISTRIBUTION SYSTEM**

Return Completed Application to:

Village of Yellow Springs  
Attn: Public Works Department  
100 Dayton Street,  
Yellow Springs, Ohio 45387

|                                                                  |  |               |  |               |  |
|------------------------------------------------------------------|--|---------------|--|---------------|--|
| <b>Property Owner:</b>                                           |  | <b>Phone:</b> |  | <b>Email:</b> |  |
| <b>Address:</b>                                                  |  |               |  |               |  |
| <b>Contact Person:</b>                                           |  | <b>Phone:</b> |  | <b>Email:</b> |  |
| <b>Service Point Address:</b>                                    |  |               |  |               |  |
| <b>Information Prepared and Submitted by (Name and Address):</b> |  |               |  |               |  |
|                                                                  |  |               |  |               |  |
|                                                                  |  |               |  |               |  |

The Customer shall supply the following information or Customers designated representative. All applicable items must be accurately completed in order that the Customer's generating facilities may be effectively evaluated for interconnection with the Village's Electric Distribution System.

**GENERATOR**

|                                                                                                                                                                |                                                                                                                      |                                       |                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------|
| <b>Number of Units:</b>                                                                                                                                        |                                                                                                                      | <b>Manufacturer:</b>                  |                                                          |
| <b>Type</b>                                                                                                                                                    | <input type="checkbox"/> Synchronous <input type="checkbox"/> Induction <input type="checkbox"/> Inverter            |                                       |                                                          |
| <b>Fuel Source</b>                                                                                                                                             | <input type="checkbox"/> Solar <input type="checkbox"/> Natural Gas <input type="checkbox"/> Other (Please Specify): |                                       |                                                          |
| <b>Kilowatt Rating (95 F at location):</b>                                                                                                                     |                                                                                                                      | <b>Kilovolt-Ampere Rating (95 F):</b> |                                                          |
| <b>Power Factor:</b>                                                                                                                                           |                                                                                                                      | <b>Voltage Rating:</b>                |                                                          |
| <b>Number of Phases:</b>                                                                                                                                       |                                                                                                                      | <b>Ampere Rating:</b>                 |                                                          |
|                                                                                                                                                                |                                                                                                                      | <b>Do you plan to export power?</b>   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <b>If yes, provide maximum amount expected:</b>                                                                                                                |                                                                                                                      |                                       |                                                          |
| <b>Expected Energizing and Start-up Date:</b>                                                                                                                  |                                                                                                                      |                                       |                                                          |
| <b>Normal Operation of Interconnection:</b><br>(example: provide power to meet base load,<br>demand management, standby,<br>back-up, other) (please describe): |                                                                                                                      |                                       |                                                          |

**Application Fee:** Application Fee: \$725.00 (*Cost of the bi-directional meter - \$600, plus \$50 installation and \$75 accessory structure zoning permit*). Checks must be made payable to the Village of Yellow Springs.

|                                                                                                                     |                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>One-line diagram attached (Required):</b>                                                                        | <input type="checkbox"/> Yes                                                                      |
| <b>Have all necessary government permits and approvals been obtained for the project prior to this application?</b> | <input type="checkbox"/> Yes {Note: Requires a Yes for an Application to be considered complete.} |
| <b>Have the generator Manufacturer machine characteristics been supplied to the Village?</b>                        | <input type="checkbox"/> Yes {Note: Requires a Yes for an Application to be considered complete.} |
| <b>Layout sketch showing lockable, "visible" disconnect device:</b>                                                 | <input type="checkbox"/> Yes                                                                      |

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**By:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**INTERCONNECTION AGREEMENT**  
**FOR INTERCONNECTION AND PARALLEL OPERATION**  
**OF CERTIFIED INVERTER-BASED EQUIPMENT 50 KW OR SMALLER**

THIS INTERCONNECTION AGREEMENT ("Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Village of Yellow Springs, and \_\_\_\_\_ ("Customer").

Customer is installing, or has installed, inverter-based Customer-generator facilities and associated equipment ("Generation Facilities") to interconnect and operate in parallel with Utility's electric distribution system, which Generation Facilities are more fully described as follows:

Location \_\_\_\_\_

Type of Facility     ☐ Solar   ☐ Wind   ☐ Other: \_\_\_\_\_

Inverter Power Rating \_\_\_\_\_

Inverter Manufacture and Model number: \_\_\_\_\_

Description of electrical installation of the Generation Facilities, including any field adjustable voltage and frequency settings:

☐ As shown on a single line diagram attached hereto as "Exhibit A" and incorporated herein by this reference; or

☐ Described as follows: \_\_\_\_\_

Customer represents and agrees that the Generation Facilities are, or will be prior to operation, certified as complying with:

(i)        The requirements of the Institute of Electrical and Electronics Engineers ("IEEE") Standard 1547-2003, "Standard for Interconnecting Distributed Resources with Electric Power Systems", as amended and supplemented as of the date of this Agreement, which standard is incorporated herein by this reference ("IEEE Standard 1547-2003"); or

(ii)       The requirements of the Underwriters Laboratories ("UL") Standard 1741 Concerning Inverters, Converters and Controllers for Use in Independent Power Systems, as amended and supplemented as of the date of this Agreement, which standard is incorporated herein by this reference.

Customer further represents and agrees that:

(i)        The Generation Facilities are, or will be prior to operation, designed and installed to meet all applicable requirements of IEEE Standard 1547-2003, the National Electrical Code and local building codes, all as in effect on the date of this Agreement; and

(ii)       The voltage and frequency settings for the Generation Facilities are fixed or, if field adjustable, are as stated above.

Customer agrees to maintain reasonable amounts of insurance sufficient to meet its construction, operating and liability responsibilities associated with the generator installation. Customer agrees to provide Company from time to time with proof of such insurance upon Utility's request.

With respect to the Generation Facilities and their interconnection to Utility's electric system, Utility and Customer, whichever is applicable, (the "Indemnifying Party") to the extent permitted by law shall indemnify and hold the other harmless from and against all claims, liability, damages and expenses, including attorney's fees, based on any injury to any person, including the loss of life, or damage to any property, including the loss of use thereof, arising out of, resulted from, or connected with, an act or omission by the Indemnifying Party, its employees, agents, representatives, successors or assigns in the construction, ownership, operation or maintenance of the Indemnifying Party's facilities.

Utility agrees to allow Customer to interconnect and operate the Generation Facilities in parallel with Utility's electric system in accordance with the provisions of Utility Rate IS – Interconnection Service, which provisions are incorporated herein by this reference.

Customer's use of the Generation Facilities is subject to the rules and regulations of Utility, including Utility's Service Regulations and Utility's Rate Schedule SPP – Small Power Production, as contained in Utility's Retail Electric Tariffs, as the same may be revised from time to time.

IN WITNESS WHEREOF, Customer and Utility have executed this Agreement, effective as of the date first above written.

**CUSTOMER**

**UTILITY**

By: \_\_\_\_\_ By: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

**ELECTRIC UTILITY DEPARTMENT OF  
VILLAGE OF YELLOW SPRINGS, OHIO**

SCHEDULE "SPP"  
SMALL POWER PRODUCTION

AVAILABILITY & APPLICABILITY:

This schedule is applicable to the purchase of power from customers that have entered into an interconnection agreement with the Village to install an on-site generating facility behind the customer's meter. All other electric service which the customer may require from Village shall be furnished under Village's other applicable electric rate schedules or by special agreement.

RATE:

The purchase price for energy supplied to Village by customer's on-site generating facility shall be the Village's average power supply cost per kWh purchased during the immediately prior calendar year. The monthly payment/credit to the customer operating the on-site generating facility shall be equal to the Village's average power supply cost per kWh purchased during the immediately prior calendar year multiplied by the kilowatt-hours supplied to the Village by customer's on-site generating facility during the monthly billing period.

SUPPLIED ENERGY:

Energy supplied by the on-site generating facility shall be determined by means of bi-directional metering installed at the point of interconnection with the Village and customer and shall reflect only the amount of energy supplied to Village. All energy supplied to customer by Village shall be billed in accordance with Village's applicable rate schedule.

Authorized by the Yellow Springs Village Council on September 3<sup>rd</sup>, 2019.

EFFECTIVE: For All Power Supplied effective October 3<sup>rd</sup>, 2019.