

Solar Panel Installations: Guide for the Applicant

The review of solar panel installations will be guided by Standards adopted by Ordinance for each local historic district and the Solar Panel Installation Policy for Local Historic Districts adopted by the City of St. Louis Preservation Board.

The installation of active and photo-voltaic solar panel installations on buildings requires a building permit. When a property is located in a local historic district or is a City Landmark, the Cultural Resources Office reviews the permit as well.

The review of active and photo-voltaic solar panel installations requires the submittal of the following information:

1. A site plan showing the location of the solar energy system on the building.
2. An installation plan that depicts the building roof, roof elements (such as dormers), and the design of the solar energy system, including a drawings indicating the roof slope with a section of the panels as proposed to be mounted on it. The position of the panels relative to the roof must be clearly indicated.
3. Photographs that convey the visibility, or lack thereof, of the proposed installation by showing the area of the installation from the public sidewalk and street areas in the vicinity, showing landscaping on the property and adjacent ones that would affect visibility, and improvements on the property in question and adjacent ones that affect the location of the solar system.
4. If new roofing material is proposed, the materials must be specified.

The Cultural Resources Office will review applications filed in conjunction with the receipt of a building permit for a solar panel installation. Plan reviewers will use the appropriate Standards and approve applications that clearly meet the Standards. Applications that have been denied can be appealed to the Preservation Board by the Applicant, per Ordinance #64689.

New forms of solar collection devices and new materials shall be considered in terms of the guidance for minimal visual presence through size, shape, plane of position, and closeness to the roof.

Property owners should note that installations allowed under these Standards may not be approved for rehabilitation tax credit projects.