

## **FLOODPLAIN REQUIREMENTS**

### Floodplain Requirements

If the property is located within the 100 year floodplain, a Elevation Certificate is required at the time of permit application.

Kent County Code Article XXIV requires:

1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
2. The bottom of all openings shall be no higher than one foot above grade.
3. Openings may be equipped with screens, louvers, valves or other covering or devices, provided they permit the automatic entry and exit of flood waters.

### Additional Kent County Floodplain Requirements

For the towns in which Kent County enforces flood zones, the Town Flood Ordinance will be enforced.

- Bowers Beach
- Felton
- Frederica
- Little Creek
- Leipsic

#### **DEPARTMENT OF PLANNING SERVICES DIVISION OF INSPECTION & ENFORCEMENT**

KENT COUNTY ADMINISTRATIVE COMPLEX

555 BAY RD.

Dover, DE 19901

Phone: 302-744-2451 or 302-744-2452

Fax: 302-736-2123

Handicapped Accessible

[www.co.kent.de.us/inspections-enforcement.aspx](http://www.co.kent.de.us/inspections-enforcement.aspx)

DEPARTMENT OF  
PLANNING SERVICES

## **SOLAR PANELS**



**THE FOLLOWING RE-  
QUIREMENTS MUST BE  
PROVIDED FOR A  
BUILDING PERMIT ROOF  
& GROUND MOUNTED SO-  
LAR PANELS**

- **RESIDENTIAL—ROOF MOUNTED**- Two copies of manufactured specifications and drawings are required to be submitted with the permit. An engineer's report is required when the existing roof has two or more layers. (A maximum of two layers is permitted by code.) The required information is to confirm the number of layers on the roof, fastening requirements, and an engineered report confirming that the roof will support all intended loads. Design criteria are to include but not limited to, the layer(s) of shingles + solar panels + snow load.
- **RESIDENTIAL— ON GROUND MOUNT-  
ED**—All on ground installations require a building permit. A plot plan is required confirming location on the parcel.
- **COMMERCIAL—ROOF & ON GROUND  
MOUNTED**— All commercial properties require that two sets of plans be sealed by a Delaware Architect or Engineer.
- Ownership information, address, phone number, and current taxes paid.
- Two sets of plot plans



- If the property is located within town limits of jurisdictions not handled by Kent County, a permission letter/permit verifying town approval of the project is required.
- A 36" pathway shall be provided on all edges, Valleys and Hips of roofs. Pathways on townhomes shall maintain at least 18" from the property line if the roof on either side of the property line shares the same plane. If the plane of the roof is different a 36" pathway shall be provided on each side.
- A 36" clear setback is required on each side of the horizontal ridge



**Ownership Information**

1. Property owner name, address, and telephone number.
2. If applicable, building owners name, address, and phone number if different from property owner.
3. Written permission is required from the property owner when renting or leasing a property.
4. Building permits cannot be issued to property owners who are delinquent in payment of County taxes or in violation of Kent County Codes for the builder or property owner.

**Plot Plans**

A prepared survey or scaled drawing of the property with the proposed location of the ground mounted solar panels

A plot plan will show:

- The overall dimensions of the property.
- Street or road frontage(s) and the name of the road(s).
- Location of any existing structures and proposed structures with measurements from all four (4) property lines to the edge of the panels.
- Location of septic or hook-up to public sewer.