

8. Passive Solar Design

The BAR recognizes the desirability and encourages the use of passive solar principles in the design of energy efficient buildings. Integration of south-facing glass, thermal storage, shading, insulation devices and other elements of passive design can result in an attractive building that also provides heating and cooling. Consequently, selection and location of the building materials used for solar design as they relate to the surrounding neighborhood will be considered in the review process. For example, reflective materials utilized in a solar design should not reflect the sun's rays towards a neighbor's house. The following shall be considered in reviewing all passive solar designs:

- a. Man made materials on any building elevation shall be used with restraint in order to preserve the residential character of Summerland, including its commercial neighborhoods.
- b. Installations shall employ landscaping or other screening where practical.
- c. Other functions of the building must not be displaced by the installation (i.e. ventilation, usable outside open space, landscape area, etc. must still meet minimum standards).
- d. Enclosed areas will be counted in the FAR.
- e. Visibility from other parts of the community and the reflective qualities of any glazing will be a consideration of approval.
- f. The practicality and function as a solar device may be a factor in approval.

Note: The use of solar greenhouses or other more visible elements for passive solar gain are acceptable as long as they are integrated into the design of the structure and the above findings can be made by a 2/3 vote of the BAR members present.