

ORDINANCE NO. 2026-03

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE
VILLAGE OF BRIGHTON
MACOUPIN AND JERSEY COUNTIES, ILLINOIS

CHAPTER 151
BUILDING REGULATIONS

WHEREAS, on July 1, 2024, the President and Board of Trustees of the Village of Brighton adopted the above Ordinance regarding building regulations in the Village and the governance thereof; and

WHEREAS, the President and Board of Trustees of the Village of Brighton have now determined that there is a need to create additional guidelines regarding the governance of constructing solar panels; and

WHEREAS, the President and Board of Trustees of the Village of Brighton have determined it is necessary and beneficial to the Village of Brighton to increase permit fees for construction of solar panels; and

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF BRIGHTON, MACOUPIN AND JERSEY COUNTIES, ILLINOIS, as follows:

Section 1. That Chapter 151: "Building Regulations" shall include an additional section, 151.18, entitled Solar Panels and Permits, as follows:

§151.18 - Solar Panels and Permits

(a) Commercial Solar Panels: Each lot or parcel of land on which a commercial solar panel is built must have at least seventy-five feet (75') of front yard space and thirty feet (30') of back yard space, with at least fifty feet (50') between the edge of the nearest building and the solar panel structure on every side. The maximum height, other than electrical transmission poles, substations, and their related improvements, shall not exceed twenty-five feet (25').

(b) Residential Solar Panels: An appropriate building permit is required for any residential installation or construction of any solar panel, including roof-mounted, standalone ground-mounted, or otherwise freestanding structure. This building permit may be obtained at the Village Clerk's office. Residential solar panels are not subject to the space constraints provided for commercial solar panels, but are subject to zoning restrictions.

(c) Permit Fees for Solar Panel Construction: Fees for a Solar Panel Construction Permit shall be as established by the Village Board of Trustees. All fees for a Solar Panel Construction Permit shall be paid to the Village before said permit is issued. Fees for residential solar panel construction are \$100.00. Fees for commercial solar panel construction is \$250.00, and fees for a Solar Farm Construction is \$2,500.00.

(d) No permit shall be issued for the construction of a solar farm within the Village of Brighton city limits.

Section 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the President and Board of Trustees of the Village of Brighton.

PASSED, APPROVED, and PUBLISHED IN PAMPHLET FORM, by the president and Board of Trustees of the Village of Brighton this 2nd day of March 2026.

VILLAGE OF BRIGHTON
Macoupin and Jersey Counties, Illinois

Matthew P. Kasten

Matthew P. Kasten, President

Attest:

Tamara Jenkins

Tamara Jenkins, Village Clerk