ZONING ORDINANCE TEXT AMENDMENT (TA-23-04)
Solar Power Plant Use and Regulations
Adopted by the Board of Supervisors on January 16, 2024

Description:
Proposed text amendment to amend the use regulations for "solar power plant" per Section 5.2C (Business Uses) of the Zoning Ordinance. The amendment modifies the location restriction in Use Regulation 1 to state that solar power plants must be located adjacent to and all facilities located within one mile of the electrical substation located at 234 Double Tollgate Road (Tax Map #27A-4-D) or the electrical substation located at 362 Ramsburg Lane (Tax Map #13-A-62A). The term "behind-the-meter" solar is also clarified to include onsite consumption of solar-generated electricity and incidental resale through a net metering program.

Ordinance Amendment Text (changes shown in bold italics with strikethroughs where necessary):

SOLAR POWER PLANT	
Permitted Use	None
Accessory Use	None
Special Use	AOC

Definition:
A utility-scale commercial facility with a rated nameplate capacity greater than 100kW (DC), which uses solar energy specifically for the conversion of sunlight into electricity by photovoltaics (a technology that converts light directly into electricity).

Use Regulations:
The following regulations establish minimum requirements and standards for the placement, construction and modification of large photovoltaic solar power plants, while promoting the safe, effective and efficient use of such energy systems.

1. Location. If such plant is not part of a "behind-the-meter" ***solar*** program, then such plant shall be adjacent to and all facilities located within one mile of ***the*** ~~a pre-existing~~ electrical ***substation*** ~~sub-station of 138 kV or higher voltage~~ ***located at 234 Double Tollgate Road (Tax Map #27A-4-D) or the electrical substation located at 362 Ramsburg Lane (13-A-62A)***. ***For the purposes of this regulation, "behind-the-meter" solar includes onsite consumption of electricity generated by solar panels and the incidental resale of excess electricity through a net metering program.***