





Community Solar in Agricultural Zone - Zoning Text Review 2023

Work Group Feedback by Applicability Topic – Options Discussed

Meeting #1 Discussion Topics

For each topic under Applicability, the options discussed *thus far* are listed. Topics not yet discussed are still blank. Topics that *have* been discussed may be discussed further and options added or changed.

APPLICABILITY	OPTIONS DISCUSSED
Eligible Areas in Ag Zone	<ol style="list-style-type: none"> 1. <input checked="" type="checkbox"/> Any area in Ag Zone that meets all criteria and restrictions 2. <input checked="" type="checkbox"/> Not allowed in Ag Zone 3. <input checked="" type="checkbox"/> Make Conditional Use rather than Principal Permitted 4. <input checked="" type="checkbox"/> All Ag Zone minus Remaining Portions 5. <input checked="" type="checkbox"/> Minimum parcel size for all eligible parcels 6. <input checked="" type="checkbox"/> Minimum parcel size for Remaining Portions (as subset of all eligible parcels)
<p><i>Note: These options were discussed, but this topic of minimum parcel size was tabled until some of the other individual applicability criteria are discussed that might help focus options for Eligible Areas.</i></p>	
Productive soils	<ol style="list-style-type: none"> 1. <input checked="" type="checkbox"/> Avoid certain class(es) of soils <ol style="list-style-type: none"> a. All areas – class 1 and 2 b. Individual property basis – least productive 2. <input checked="" type="checkbox"/> Not a criterium
<p><i>Note:</i></p>	
Proximity to other zoning districts or uses	
<p><i>Note: This topic was discussed, but the consensus was not to limit based on proximity to other zoning districts. Proximity to other uses may be discussed further or addressed as part of a discussion of setbacks under Specific Criteria.</i></p>	
Proximity to environmental features	
<p><i>Note: This topic was discussed, but the work group agreed that additional restrictions were not warranted given existing environmental codes and associated setbacks.</i></p>	



APPLICABILITY	OPTIONS DISCUSSED
Maximum area of solar facility <i>Note: This topic not yet fully discussed.</i>	1. <input checked="" type="checkbox"/> Maximum coverage on individual eligible parcels based on ratio or % coverage
Total Solar Facilities Countywide <i>Note:</i>	
Proximity of Solar Facility to Other Solar Facilities <i>Note:</i>	
Conservation Easement	1. <input checked="" type="checkbox"/> Require 2. <input checked="" type="checkbox"/> Minimum acreage for easement
<i>Note:</i>	

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Community Solar in Agricultural Zone 2023 - Work Group

Topics for Work Group Discussion

Additional Information Requested:

- Maryland Department of the Environment (MDE) guide for stormwater practices with solar installation - [ESDMEP Design Guidance – Solar Panel Installations \(maryland.gov\)](https://www.mde.state.md.us/esdmeep/design-guidance-solar-panel-installations)

Soils Class Percentages by Group Agricultural Zone, Unincorporated	
Land Capability Class	% of Total County Soils
Class 1	2.94%
Class 2	43.55%
Class 3-8 (including water)	53.51%

Districts in Which Certain Commercial Solar Facilities are Permitted % of Total Countywide Zoning (Unincorporated)	
Zoning District(s)	% of Total County Zoning
Agricultural	67.00%
C-2 & C-3 Commercial	0.52%
I-1 & I-2 Industrial	1.40%
Employment Campus	0.05%

§ 158.082 COMMERCIAL, INDUSTRIAL, AND EMPLOYMENT CAMPUS DISTRICTS: REGULATION OF PRINCIPAL USES.

Land Use Category Description	C-1	C-2	C-3	I-1	I-2	EC	Additional Regulations
Solar energy conversion facility, ground-mounted	X	C	P	P	P	C	158.002 , 158.081 , 158.153



Community Solar Zoning Text Review 2023: Topics for Work Group Discussion

The topics listed below are a compilation of the points directed by the Board for review, discussion, and feedback. The Possible Options listed are just a list of options that could be discussed as a starting point. There may be other options to consider. The feedback provided on Applicability may impact the options that could be discussed for Specific Criteria.

Meeting 2 Discussion Topics – April 19, 2023

APPLICABILITY	OPTIONS DISCUSSED
Maximum area of solar facility	1. <input checked="" type="checkbox"/> Maximum coverage on individual eligible parcels based on ratio or % coverage 2. <input type="checkbox"/>
Proximity of Solar Facility to Other Solar Facilities	1. <input type="checkbox"/> Setbacks 2. <input type="checkbox"/> Adjacency restrictions 3. <input type="checkbox"/>
Proximity to other uses	1. <input type="checkbox"/> Setbacks 2. <input type="checkbox"/> Adjacency restrictions 3. <input type="checkbox"/>
Eligible Areas in Ag Zone	1. <input checked="" type="checkbox"/> Any area in Ag Zone that meets all criteria and restrictions 2. <input checked="" type="checkbox"/> Not allowed in Ag Zone 3. <input checked="" type="checkbox"/> Make Conditional Use rather than Principal Permitted 4. <input checked="" type="checkbox"/> All Ag Zone minus Remaining Portions 5. <input checked="" type="checkbox"/> Minimum parcel size for all eligible parcels 6. <input checked="" type="checkbox"/> Minimum parcel size for Remaining Portions (as subset of all eligible parcels) 7. <input type="checkbox"/>
Total Solar Facilities Countywide	1. <input type="checkbox"/> Cap on number of acres countywide 2. <input type="checkbox"/> Cap on % of acres – total, in Ag zone, other 3. <input type="checkbox"/> Cap on MW countywide\ <input type="checkbox"/>



Community Solar Zoning Text Review 2023: Topics for Work Group Discussion

SPECIFIC CRITERIA	FOR DISCUSSION / CONSIDERATION	POSSIBLE OPTIONS
Definitions	<ol style="list-style-type: none"> Productive Soils Abandonment Forested land Productive agricultural land 	<ol style="list-style-type: none"> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Conservation Easement	<ol style="list-style-type: none"> 	<ol style="list-style-type: none"> <input checked="" type="checkbox"/> Require <input checked="" type="checkbox"/> Minimum acreage for easement
Agrivoltaics	<ol style="list-style-type: none"> Types of ag uses Density of panels DNR Pollinator-Friendly Solar Designation 	<ol style="list-style-type: none"> <input type="checkbox"/> <input type="checkbox"/>
Landscaping & Screening	<ol style="list-style-type: none"> View Type of landscaping Fencing placement & type Opacity / level of screening Timing 	<ol style="list-style-type: none"> <input type="checkbox"/> Reference Carroll County Landscape Manual Screen Type Class + any additional criteria describe any additional requirements <input type="checkbox"/> Native grasses; pollinator friendly; berms <input type="checkbox"/>
Fencing (safety, security, trespass, vandalism)	<ol style="list-style-type: none"> Minimum height Placement Type of fence 	<ol style="list-style-type: none"> <input type="checkbox"/>
Setback	<ol style="list-style-type: none"> Setback from what 	<ol style="list-style-type: none"> <input type="checkbox"/> XXX ft from any existing residence <input type="checkbox"/> XXX ft from property line <input type="checkbox"/>
Height	<ol style="list-style-type: none"> High enough to accommodate agrivoltaics View 	<ol style="list-style-type: none"> <input type="checkbox"/> Minimum height to ensure agrivoltaic requirements incorporated <input type="checkbox"/>
Decommissioning	<ol style="list-style-type: none"> Determining when inactive or abandoned Disposal of panels & other equipment Contents / issues to be included in decommissioning plan Who prepares the plan Amount of time to complete decommissioning and removal / restoration Restoration level and what it includes 	<ol style="list-style-type: none"> <input type="checkbox"/> Require decommissioned panels to be reused and/or recycled <input type="checkbox"/> Prohibit disposal in landfill



Community Solar Zoning Text Review 2023: Topics for Work Group Discussion

SPECIFIC CRITERIA	FOR DISCUSSION / CONSIDERATION	POSSIBLE OPTIONS
	<ol style="list-style-type: none"> Who is involved Updates needed as market & costs change 	
Glare	<ol style="list-style-type: none"> 	<ol style="list-style-type: none"> <input type="checkbox"/> Positioned in such a way that glare does not affect adjacent properties or roadways
Solar Panel Materials	<ol style="list-style-type: none"> 	<ol style="list-style-type: none"> <input type="checkbox"/>
Maintenance	<ol style="list-style-type: none"> 	<ol style="list-style-type: none"> <input type="checkbox"/>
Noxious Weeds	<ol style="list-style-type: none"> Which weeds Who is responsible to maintain How enforce 	<ol style="list-style-type: none"> <input type="checkbox"/>

OTHER	ISSUE / CONCERN	NOTES
Environmental Impact	<ol style="list-style-type: none"> Recourse for impact Environmental fund Regular testing 	
Definitions	<ol style="list-style-type: none"> CSEGS Agrivoltaics 	Maryland Annotated Code, Public Utilities Article, § 7-306.2
Construction Process Standards	<ol style="list-style-type: none"> 	
Fire/First Responders	<ol style="list-style-type: none"> 	
Contract Renewal	<ol style="list-style-type: none"> 	
Tax Rate	<ol style="list-style-type: none"> 	