

Conceptual Clean Energy Code Draft

14.11.020 Allowed uses.

(1) The uses shown in the table below are allowed in the specified zones. For development standards for these uses, see the use section in SCC Chapter 14.18.

Table 14.11.020-1 Allowed Uses in the Rural Mixed-Use Zones

	RI	RRv	RVR	RC	RVC	RVC Alger	OSRSI
Energy Uses							
Minor Solar Power Production Facilities							
Major Solar Power Production Facilities							
Minor Battery Energy Storage System							
Major Battery Energy Storage System							

14.12.020 Allowed uses.

(1) The uses shown in the table below are allowed in the specified zones. For development standards for these uses, see the use section in SCC Chapter [14.18](#).

Table 14.12.020-1 Allowed Uses in the Rural Commercial/Industrial Zones

	RB	RFS	SSB	NRI	RMI	SRT
Energy Uses						
Minor Solar Power Production Facilities						
Major Solar Power Production Facilities						
Minor Battery Energy Storage System						
Major Battery Energy Storage System						

14.13.020 Allowed uses.

(1) The uses shown in the table below are allowed in the zones to which this Chapter applies. For development standards for these uses, see the use section in SCC Chapter 14.18.

Table 14.13.020-1 Allowed Uses in the Natural Resource Zones

	Ag-NRL	IF-NRL	SF-NRL	RRc-NRL
Energy Uses				
Minor Solar Power Production Facilities				
Major Solar Power Production Facilities				
Minor Battery Energy Storage System				
Major Battery Energy Storage System				

14.15.020 Allowed uses.

(1) The uses shown in the table below are allowed in the specified zones. For development standards for these uses, see the use section in SCC Chapter 14.18.

Table 14.15.020-1 Allowed Uses in the Bayview Ridge UGA Zones

	AVR	BR-LI	BR-HI	BR-R
Energy Uses				
Minor Solar Power Production Facilities				
Major Solar Power Production Facilities				
Minor Battery Energy Storage System				
Major Battery Energy Storage System				

14.18.900 Solar Power Production Facilities (SPPF)

(1) Concept Definition. *A solar power production facility (often abbreviated as SPPF) is a designated utility-scale installation on land specifically intended to generate photovoltaic (PV) electricity from sunlight. It is typically defined as a facility which includes an assembly of solar panels and related equipment that convert sunlight into electricity.*

(2) Types. *(Possible way to separate utility scale vs solar as an accessory use)*

- (a) Minor Solar Power Production Facilities. Minor solar power production facilities are installed at or near the locations where electricity is used, typically on existing rooftops or over other existing impervious surfaces and are intended to support on-site consumption of utility-provided energy.
- (b) Major Solar Power Production Facilities. Major solar power production facilities are utility-scale installations that generate electricity exclusively for delivery to the broader electrical grid.

(3) Submittal requirements. Submittal requirements concepts:

- *Project studies (e.g. noise, visual, hydrology, drainage, road condition, traffic, socioeconomic studies)*
- *Decommissioning plan*
- *Visual impact mitigation plan*
- *Vegetation restoration, dust and weed management plan*
- *Fire management plan*

(4) Development standards. Development standards concepts:

- *Prohibition or limitation on facilities converting Natural Resource Lands*
- *Screening and fencing requirements*
- *Requirement for solar panels be treated with anti-reflective coating or other glare resistant conditions OR require light and glare study*
- *Lighting to be shielded and downward facing to contain light within the perimeter of the facility unless necessary to meet county, state, or federal requirement.*
- *No net changes to offsite drain age patterns*
- *Revegetation with specified flora*
- *Setbacks for equipment consistent with underlying zoning setbacks*
- *Setbacks to residences*
- *Building lot coverage limitations*
- *Maximum height standards for solar equipment (e.g. solar panels at max tilt)*
- *Standards for accessory uses*
- *Requirement that construction and operation of all SPPFs shall be consistent with applicable local, state, and federal regulations, including but not limited to, safety, construction, electrical, communication, building codes, critical area regulations, and fire requirements.*
- *Annual firefighting training Warning signage posted at the site in a clear and visible manner at the entrance and along any fencing.*

- *Signage installed at the main entry gate identifying the owner of the facility and provide a 24-hour emergency contact and phone number*
- *Solar equipment shall comply with the edition of the National Electrical Code.*
- *Abandonment and Decommissioning*
 - *Set removal timeframe when electricity is not being produced.*
 - *Notice of Abandonment process*
 - *Decommissioning requirements*
 - *Financial guarantees*
 - *Removal of equipment*
 - *Restoration of site*

14.18.910 Battery Energy Storage System (BESS)

(1) Concept Definition. Possible definition: A system composed of one or more rechargeable batteries configured to store energy for future use. These systems typically include battery chargers, control components, power-conditioning equipment, and associated electrical infrastructure. They are commonly used to provide standby or emergency power, uninterruptible power supply capabilities, load shedding and load sharing functions, smoothing and dispatch of intermittent renewable energy sources, and other similar services.

(2) Types. (Possible way to separate utility scale vs BESS as an accessory use)

(a) Minor Battery Energy Storage System. Minor battery energy storage systems have a total capacity of two megawatts or less, used as an accessory use and functioning in one of the following ways:

- (i) The system supplies electricity solely for on-site use, including net metering and the charging of vehicles located on-site or within the immediately adjacent right-of-way; or*
- (ii) The system is intended primarily for on-site use but may also participate in load sharing or other grid-connected electricity-sharing arrangements.*

(b) Major Battery Energy Storage System. Major battery energy storage systems have a capacity greater than two megawatts and operate as utility-scale facilities that store and distribute electricity exclusively for delivery to the broader electrical grid.

(3) Submittal Requirements. Submittal requirement concepts:

- *Decommissioning plan/decommissioning securities*
- *Visual screening plan*
- *Noise study/mitigation*
- *Fire management and emergency response plan*
- *Drainage and site containment plan*

- *Waste management plan, to include battery disposal plan*

(4) Development Standards. Development standards concepts:

- *Screening and fencing requirements to be shown on site plan*
- *Requirement that BESS facilities may not be permitted in floodplain areas or conditioned to be elevated above 100-year floodplain.*
- *Hiring plan*
- *Traffic control plan*
- *Lighting to be shielded and downward facing to contain light within the perimeter of the facility unless necessary to meet county, state, or federal requirement.*
- *Setbacks for equipment consistent with underlying zoning setbacks*
- *Additional setbacks from residences*
- *Building lot coverage limitations*
- *Maximum height standards*
- *Requirement that construction and operation of all BESS facilities shall be consistent with applicable local, state, and federal regulations, including but not limited to, safety, construction, electrical, communication, building codes, critical area regulations, and fire requirements.*
- *Specific defensible space measures (e.g. firefighting cistern, additional non-vegetated setbacks), and annual training provided to Fire Department.*
- *Warning signage posted at the site in a clear and visible manner at the entrance and along any fencing.*
- *Signage installed at the main entry gate identifying the owner of the facility and provide a 24-hour emergency contact and phone number*
- *Equipment shall comply with the most recent adopted editions of the NFPA and IFC.*
- *Abandonment and Decommissioning*
 - *Set removal timeframe when electricity is not being produced.*
 - *Notice of Abandonment process*
 - *Decommissioning requirements*
 - *Financial guarantees*
 - *Removal of equipment*
 - *Restoration of site*