

THE EFFECTIVE DATE OF THIS ORDINANCE IS _____

ORDINANCE NO. _____

Zoning Text Amendment - ZT-09-02

RE: To Add §1-19-8.205.4 to provide for a solar collection system allowed as an accessory use in all zoning districts.

To Add §1-19-8.205.5 to provide standards for a solar array allowed as an accessory use in all zoning districts.

To Add §1-19-8.205.6 to provide standards for Limited Wind Energy Systems allowed as an accessory use in all zoning districts.

To Amend §1-19-11.100 DEFINITIONS by adding a definition for Solar Array, Solar Collection System, Wind Energy System, Limited Wind Energy System, Wind Energy System Total Height, Wind Generator, and Wind Tower.

PREAMBLE

The Board of County Commissioners of Frederick County, Maryland desires to add §§ 1-19-8.205.4, 1-19-8.205.5 and 1-19-8.205.6 to the Frederick County Zoning Ordinance to allow individual solar arrays and wind energy systems, and to amend § 1-19-11.100 Definitions by adding definitions for Solar Array, Solar Collection System, Wind Energy System, Limited Wind Energy System, Wind Energy System Total Height, Wind Generator, and Wind Tower.

The Frederick County Planning Commission held a public hearing on March 25, 2009. The Planning Commission recommended approval of ZT-09-02.

A public hearing was held by the Board of County Commissioners on this Ordinance on _____, 2009. The zoning text amendment and the public hearing before the Board of County Commissioners were duly advertised. The public had an opportunity to comment on this Ordinance at these public hearings.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY, MARYLAND, that the following sections be added to the Frederick County Code and that § 1-19-11.100 Definitions be amended as follows:

ARTICLE VIII: SPECIFIC USE REGULATIONS

DIVISION 2. ACCESSORY STRUCTURES

~~§1-19-8.200.3 RESERVED~~ **§ 1-19-8.205.4. SOLAR COLLECTION SYSTEM.**

A SOLAR COLLECTION SYSTEM IS PERMITTED IN ANY ZONING DISTRICT ON THE ROOF OR EXTERIOR WALLS OF STRUCTURES.

~~§1-19-8.200.4 RESERVED~~ **§ 1-19-8.205.5. SOLAR ARRAY.**

THE FOOTPRINT OF THE SOLAR ARRAY AND ANY INDIVIDUAL COMPONENT SHALL BE USED IN CALCULATING THE SQUARE FOOTAGE BY DRAWING A LINE AROUND THE EXTERIOR LIMITS OF AN INDIVIDUAL SOLAR ARRAY. SOLAR ARRAYS ARE PERMITTED IN ANY ZONING DISTRICT SUBJECT TO THE FOLLOWING SETBACK AND SIZE RESTRICTIONS:

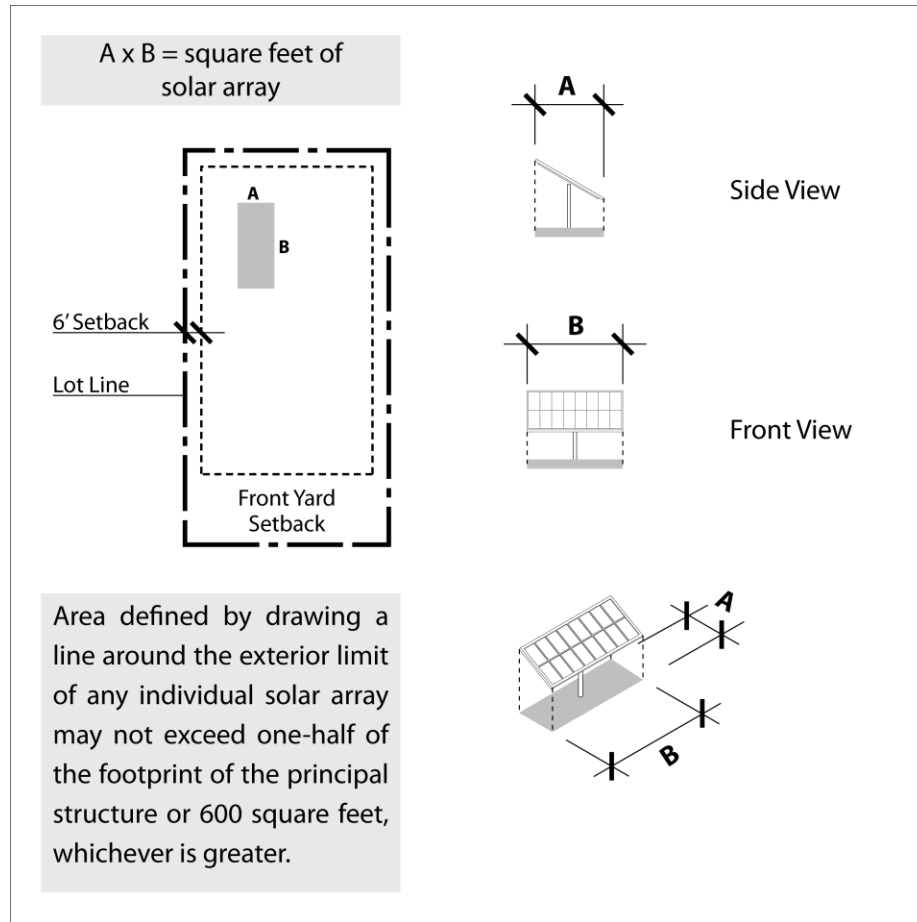
(A) THE TOTAL SQUARE FOOTAGE OF THE SOLAR ARRAY(S) SHALL NOT EXCEED THAT OF THE PRINCIPAL STRUCTURE;

(B) THE FOOTPRINT OF AN INDIVIDUAL SOLAR ARRAY SHALL NOT EXCEED THE GREATER OF:

(1) ONE-HALF OF THE FOOTPRINT OF THE PRINCIPAL STRUCTURE OR

CAPITALS AND BOLD TYPE INDICATE MATTER ADDED TO EXISTING LAW; Strike-through indicates matter deleted from existing law.

(2) SIX HUNDRED SQUARE FEET



Solar Array

§ 1-19-8.205.6. LIMITED WIND ENERGY SYSTEMS.

(A) LIMITED WIND ENERGY SYSTEMS ARE PERMITTED IN ANY ZONING DISTRICT SUBJECT TO THE FOLLOWING STANDARDS EXCEPT THAT LIMITED WIND ENERGY SYSTEMS UNDER 10 FEET IN HEIGHT AND LOCATED ON A PRINCIPAL OR ACCESSORY STRUCTURE ARE NOT SUBJECT TO THESE PROVISIONS:

(1) THE LIMITED WIND ENERGY SYSTEM SHALL BE USED FOR THE PURPOSE OF GENERATING POWER FOR THE PROPERTY ON WHICH THE LIMITED WIND ENERGY SYSTEM IS LOCATED. COMMERCIAL SALE OF POWER IS PROHIBITED.

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(2) THE LIMITED WIND ENERGY SYSTEM SHALL BE SET BACK A DISTANCE EQUAL TO ITS TOTAL HEIGHT PLUS AN ADDITIONAL 20 FEET FROM:

(a) ANY RIGHT-OF-WAY AS DESIGNATED BY THE COUNTY COMPREHENSIVE PLAN;

(b) ANY RIGHT OF INGRESS OR EGRESS ON THE OWNER'S PROPERTY;

(c) ANY OVERHEAD UTILITY LINES;

(d) ALL PROPERTY LINES.

(3) THE LIMITED WIND ENERGY SYSTEM SHALL NOT BE LOCATED WITHIN THE REQUIRED FRONT YARD SETBACK.

(4) ALL GROUND MOUNTED ELECTRICAL AND CONTROL EQUIPMENT SHALL BE LABELED AND SECURED TO PREVENT UNAUTHORIZED ACCESS.

(5) ALL ELECTRICAL WIRES ASSOCIATED WITH A GROUND MOUNTED WIND ENERGY SYSTEM SHALL BE LOCATED UNDERGROUND, EXCEPT THOSE WIRES NECESSARY TO CONNECT THE WIND GENERATOR TO THE WIND TOWER WIRING, THE WIND TOWER WIRING TO THE DISCONNECT JUNCTION BOX, AND THE GROUNDING WIRES.

(6) A WIND TOWER AND GENERATOR SHALL NOT BE ARTIFICIALLY LIGHTED UNLESS SUCH LIGHTING IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA).

(7) WIND ENERGY SYSTEMS SHALL BE PAINTED A NON-REFLECTIVE, NON-OBTRUSIVE COLOR SUCH AS THE MANUFACTURER'S DEFAULT COLOR OPTION OR A COLOR THAT CONFORMS TO THE ENVIRONMENT AND ARCHITECTURE OF THE COMMUNITY IN WHICH IT WILL BE LOCATED. WIND ENERGY TOWERS SHALL MAINTAIN A GALVANIZED STEEL, BRUSHED ALUMINUM OR WHITE FINISH, UNLESS FAA STANDARDS REQUIRE OTHERWISE. THE ZONING ADMINISTRATOR MAY REQUIRE A PHOTO OF A WIND ENERGY SYSTEM OF THE SAME MODEL THAT IS THE SUBJECT OF THE APPLICATION, ADJACENT TO A BUILDING OR SOME OTHER OBJECT ILLUSTRATING SCALE.

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(8) THE BLADE TIP OR VANE OF ANY WIND ENERGY SYSTEM SHALL, AT ITS LOWEST POINT, HAVE GROUND CLEARANCE OF NO LESS THAN FIFTEEN (15) FEET, AS MEASURED AT THE LOWEST POINT OF THE ARC OF THE BLADES.

(9) WIND ENERGY SYSTEMS SHALL COMPLY WITH ALL APPLICABLE CONSTRUCTION AND ELECTRICAL CODES.

(10) WIND ENERGY SYSTEMS THAT CONNECT TO AN ELECTRIC UTILITY COMPANY SHALL COMPLY WITH THE PUBLIC SERVICE COMMISSION REGULATIONS.

(11) EACH PROPERTY IS ELIGIBLE FOR TWO (2) WIND ENERGY SYSTEMS. ADDITIONAL WIND ENERGY SYSTEMS SHALL NOT EXCEED THE TOTAL NUMBER NEEDED TO GENERATE THE AMOUNT OF ELECTRICITY FOR THE ESTABLISHED USES ON THE PROPERTY UNLESS THE APPLICANT CAN DEMONSTRATE THE ON-SITE NEED FOR ADDITIONAL POWER.

(12) ABANDONMENT.

(a) THE ZONING ADMINISTRATOR MAY ISSUE A NOTICE OF ABANDONMENT TO THE OWNER OF A WIND ENERGY SYSTEM THAT IS OUT OF SERVICE FOR A CONTINUOUS 6-MONTH PERIOD. THE OWNER SHALL HAVE THE RIGHT TO RESPOND IN WRITING, WITHIN 30-DAYS, TO THE NOTICE OF ABANDONMENT SETTING FORTH THE REASONS FOR OPERATIONAL DIFFICULTY AND PROVIDING A REASONABLE TIMETABLE FOR CORRECTIVE ACTION. IF SUFFICIENT REASON IS PROVIDED, THE ZONING ADMINISTRATOR SHALL WITHDRAW THE NOTICE OF ABANDONMENT AND THE OWNER OF THE WIND ENERGY SYSTEM WILL BE NOTIFIED.

(b) IF THE WIND ENERGY SYSTEM IS DETERMINED TO BE ABANDONED, THE OWNER SHALL REMOVE THE WIND ENERGY SYSTEM WITHIN 3 MONTHS OF THE DATE OF THE NOTICE OF ABANDONMENT, AT THE OWNER'S EXPENSE. IF THE OWNER FAILS TO REMOVE THE WIND ENERGY SYSTEM, THE ZONING ADMINISTRATOR MAY PURSUE LEGAL ACTION TO HAVE THE WIND ENERGY SYSTEM REMOVED AT THE OWNER'S EXPENSE.

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(13) ALL WIND ENERGY SYSTEMS SHALL COMPLY WITH THE LIMITATIONS CONTAINED IN THE NOISE ORDINANCE OF FREDERICK COUNTY (FREDERICK COUNTY CODE §1-11-6).

(B) IT IS UNLAWFUL FOR ANY PERSON TO CONSTRUCT, INSTALL, OR OPERATE A WIND ENERGY SYSTEM THAT IS NOT IN COMPLIANCE WITH THIS CHAPTER OR WITH ANY CONDITION CONTAINED IN A BUILDING PERMIT ISSUED PURSUANT TO THIS CHAPTER, OR THAT IS IN VIOLATION OF ANY STATE OR FEDERAL REGULATION.

ARTICLE XI: DEFINITIONS

§1-19-11.100. DEFINITIONS.

***SOLAR ARRAY.* A GROUND MOUNTED SOLAR COLLECTION SYSTEM CONSISTING OF A LINKED SERIES OF PHOTOVOLTAIC MODULES.**

***SOLAR COLLECTION SYSTEM.* A PANEL OR OTHER SOLAR ENERGY DEVICE, THE PRIMARY PURPOSE OF WHICH IS TO PROVIDE FOR THE COLLECTION, INVERSION, STORAGE, AND DISTRIBUTION OF SOLAR ENERGY FOR ELECTRICITY GENERATION, SPACE HEATING, SPACE COOLING OR WATER HEATING.**

***WIND ENERGY SYSTEM.* EQUIPMENT THAT CONVERTS AND STORES OR TRANSFERS ENERGY FROM THE WIND INTO ELECTRICITY OR OTHER USABLE FORMS OF ENERGY. THIS EQUIPMENT INCLUDES ANY BASE, VANE, BLADE, FOUNDATION, GENERATOR, ALTERNATOR, TOWER, TRANSFORMER, TAIL, WIRE, INVERTER, BATTERIES, GUY WIRE OR OTHER COMPONENT USED IN THE SYSTEM.**

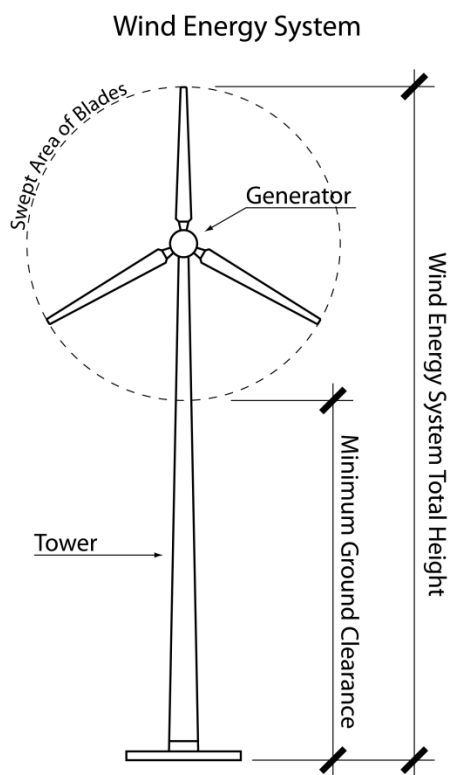
***LIMITED WIND ENERGY SYSTEM.* A SINGLE-TOWERED WIND ENERGY SYSTEM THAT HAS A RATED NAMEPLATE CAPACITY OF 50 KILOWATTS OR LESS; AND HAS A TOTAL HEIGHT OF 150 FEET OR LESS.**

***WIND ENERGY SYSTEM TOTAL HEIGHT.* THE VERTICAL DISTANCE FROM GROUND LEVEL TO THE TIP OF A WIND GENERATOR VANE OR BLADE WHEN THE TIP IS AT ITS HIGHEST POINT.**

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WIND GENERATOR. BLADES AND ASSOCIATED MECHANICAL AND ELECTRICAL CONVERSION COMPONENTS MOUNTED ON TOP OF THE TOWER.

WIND TOWER. THE MONOPOLE, FREESTANDING, OR GUYED STRUCTURE THAT SUPPORTS A WIND GENERATOR.



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AND BE IT FURTHER ENACTED AND ORDAINED that this Ordinance shall take effect on _____, 2009.

The undersigned hereby certifies that this Ordinance was approved and adopted on the ____ day of _____, 2009.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF FREDERICK COUNTY, MARYLAND

Ronald A. Hart
County Manager

Jan H. Gardner
President

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LAW; Strike-through indicates matter deleted from existing law.**