

Section	Bill 38-17 Wade Kach	Bill 37-17 Vicki Almond
Purpose & Definitions 4E - 101	Rural county provides high quality drinking water, agricultural products, timber, scenic open space, wildlife habitat, fisheries, recreation, water sports and cultural and historic resources	
	Baltimore County's Rural Land Management Areas are designed to protect resources and rural economies while permitting limited development	
	A solar facility may not be considered a public utility under the Baltimore County Code or the Baltimore County Zoning Regulations	
	for energy credits to consumers	for sale by energy suppliers to consumers
Location 4E-102	No RC-7 or RC-8 , even by special exception	RC-2, RC-3, RC-4, RC-5, RC-6, RC-7, RC-8, BM, MR, MLR and MH zones by special exception
Exception 4E-103		A solar facility that uses at least 66% of the energy generated by the facility for agricultural uses.
Requirements 4E-104	Maximum 2/councilmanic district	Maximum 10/councilmanic district
	RC-2: <ul style="list-style-type: none"> Maximum size of solar facility is 25% of total parcel solar facility is proposed to be located May produce up to 200% of the average yearly energy required for the last three years for a commercial agriculture operation 	
	RC-3, RC-4, RC-5 & RC-6: <ul style="list-style-type: none"> A proposed solar facility shall count as one easement and be part of the Maryland Solar Community Program. Before a proposed solar facility can be approved, each residentially used property within 1000 feet and with a view of the proposed solar facility shall give written approval. 	
	RC-2 & RC-6: Shall not be prime and productive agricultural land , as contained in the Baltimore County Soil survey	
	The Administrative Law Judge or Board of Appeals on appeal, may: <ol style="list-style-type: none"> <u>increase setbacks</u> based on the impact of structures on adjacent or surrounding residentially used properties and <u>decrease the setback</u> if located near a forest or other sufficient buffer 	The Administrative Law Judge or Board of Appeals on appeal, may: <ul style="list-style-type: none"> <u>impose conditions or restrictions on the solar facility use</u> as necessary to protect the environment and scenic views, and to lessen the impact of the facility on the health, safety, and general welfare of surrounding residential properties and communities, taking into account such factors such as the topography of adjacent land, the presence of natural forest buffers, and the proximity of

		streams and wetlands
	Max Height – 16’	Max Height – 20’
	Petitioner shall include adequate buffers to protect natural streams and waterways from degradation of aquatic wildlife as a result of storm water runoff	
	At least 60 days prior to the public hearing on special exception, the petitioner shall send notice via certified mail , return receipt requested, to adjoining property owners and community associations of the address of the property under petitioner, if not available, a description of the property, the action required by the petition, and the date, time and place of the public hearing	
Maintenance 4E-106	A Land Management Plan shall be provided by an applicant for a building permit or property owner using best long-term site management practices, and shall be implemented upon acceptance	
	Use of toxic chemicals , such as glyphosate, as an herbicide to control weeds and other unwanted vegetation under and around solar panel structures is prohibited	
Zoning Regulations 502-1	Urges Maryland General Assembly to consider legislation to authorize Baltimore County to exempt solar facility equipment located as an accessory use on buildings or parking facilities from personal property taxation.	
	Establishes a Commission: <ul style="list-style-type: none"> • Consisting of 1 person appointed by each Council member and members from Departments of Planning, Environmental Protection and Sustainability, Participation of Baltimore County Farm Bureau, Baltimore County on Environmental Quality, the solar industry and the Sierra Club’s Greater Baltimore Group • Require recommendation on changes by 10/31/2017 <ol style="list-style-type: none"> 1. current laws, 2. incentives for solar development under transmission lines before cropable farmland, 3. an allocation regarding a percentage of the solar energy generated on each large-scale solar project go to community solar use for the benefit of low income residents and 4. an examination of the economic and environmental best practices from other states as to balancing agricultural land use with solar facilities 	Enact the Planning Board <ul style="list-style-type: none"> • In consultation with the Departments of Planning, Environmental Protection and Sustainability, Baltimore County on Environmental Quality, the solar industry and the Sierra Club’s Greater Baltimore Group and the Valleys Planning Council • Study the impact of Solar Facilities in Baltimore County and the effect of these regulations and submit recommendations to the County Council and County Executive regarding potential changes by 7/1/2018
	<ol style="list-style-type: none"> 1. Above restrictions apply retroactively to any zoning petition filed after 7/1/2016 2. Expires on 1/31/2018 without further action by the County Council 	