

# SmartDG+ County Zoning Guide



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Maryland  
Energy  
Administration



MARYLAND  
DEPARTMENT OF  
NATURAL RESOURCES

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# Introduction

Many of Maryland's counties have passed regulations to guide the siting of large-scale (i.e., greater than 2 MW) wind and/or solar projects. Usually, this guidance lists zoning districts where such projects would potentially be permitted and notes any special requirements that must be met.<sup>1</sup> The SmartDG+ screening tool simplifies matters by noting areas where county zoning prohibits all large-scale projects.<sup>2</sup> This document provides an overview of each county's zoning policy related to the siting of solar and wind projects. Specifically, this document consists of two components: a [County Zoning Cheat Sheet](#) and a [County Zoning Guide](#) sheet for each county.

## County Zoning Cheat Sheet

- A summary table of the zoning exclusions for large-scale solar and wind projects.
- *Note:* Some of Maryland's counties do not refer to wind or solar specifically, but instead treat large-scale wind and solar as large utility or alternative energy projects. The *Applicable Term* columns in the cheat sheet indicate the specific terms used by counties to refer to large-scale solar or wind projects.

## County Zoning Guide

- A summary sheet for each county that elaborates on the information provided in the County Zoning Cheat Sheet and summarizes the treatment of small-scale, i.e., less than 2 MW, solar and wind projects, and other renewable generation resources.
- The *Solar and Wind Zoning* section provides a link to a *Solar and Wind Zoning Document* for each county, which contains excerpts from the county's zoning code that pertain to the development of solar and wind projects as well as guidance for navigating the excerpts.
- The *Comprehensive Plan* section summarizes any mentions made in the county's Comprehensive Plan of land use recommendations for the development of large-scale renewable energy facilities.
- The *PACE* section provides information on whether the county is participating in Maryland's Commercial Property Assessed Clean Energy (C-PACE) program. A C-PACE program authorizes counties to provide upfront financing to commercial property owners for qualifying energy efficiency and renewable generation projects. Maryland currently has 17 counties that have enabled C-PACE programs and three additional counties with C-PACE programs in development.
- Finally, the *Public Policy* section provides an overview of any other county policy related to renewable generation that would provide an incentive or disincentive for the development of such projects.

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<sup>1</sup> Within municipalities, additional/other rules may apply.

<sup>2</sup> The information in the SmartDG+ tool is updated annually using zoning information from county officials. However, as county zoning information is constantly evolving, anyone interested in siting a large-scale renewable energy system or facility at a specific site should contact the county or municipality where the site is located. The local jurisdiction's planning or zoning department is the appropriate entity to confirm the accuracy of the zoning information and can respond to other relevant questions regarding the site.

# County Zoning Cheat Sheet

COUNTY	APPLICABLE TERM FOR SOLAR	SOLAR ZONING EXCLUSIONS	ADDITIONAL CONDITIONS AND RESTRICTIONS FOR SOLAR	APPLICABLE TERM FOR WIND	WIND ZONING EXCLUSIONS	ADDITIONAL CONDITIONS AND RESTRICTIONS FOR WIND
<b>ALLEGANY</b>	Solar Energy System as Primary Use	Exclude everything EXCEPT: A, C, I	Permitted by special exception with conditions in A, C, I; for projects on "brownfield" land, reclaimed, or abandoned surface mining land: permitted with conditions in A, C, and by special exception in I	Industrial Wind Energy Conversion System and Industrial Wind Farms	Exclude everything EXCEPT: A and C	Permitted in A and C by special exception with conditions
<b>ANNE ARUNDEL</b>	Solar Energy Generating Facility – Utility Scale	Exclude everything EXCEPT: RA, W1, W2, W3 and (roof-mounted only) C4	Permitted by special exception in RA; permitted with conditions in W1, W2, W3, C4	No zoning regulations specified	Exclude EVERYTHING	No zoning regulations specified
<b>BALTIMORE</b>	Solar Facility	Exclude everything EXCEPT: R.C.2, R.C.3, R.C.4, R.C.5, R.C.6, R.C.7, R.C.8, B.L., B.M., M.R., M.L.R., M.H.	Permitted by special exception	No zoning regulations specified	Exclude EVERYTHING	No zoning regulations specified
<b>BALTIMORE CITY</b>	Alternative Energy System: Commercial	Exclude everything EXCEPT: OIC, BSC, IMU, I-1, I-2, PC-1, PC-2, PC-3, PC-4	Permitted	Alternative Energy System: Commercial	Exclude everything EXCEPT: OIC, BSC, IMU, I-1, I-2, PC-1, PC-2, PC-3, PC-4	Permitted
<b>CALVERT</b>	Power Generating Facility, Commercial	Exclude everything EXCEPT: EC, I-1, FFD, RDC, WL	Permitted by special exception in EC, I-1; permitted by special exception with conditions in FFD, RDC, WL	Power Generating Facility, Commercial	Exclude everything EXCEPT: EC, I-1, FFD, RDC, and WL	Permitted by special exception in EC, I-1; permitted by special exception with conditions in FFD, RDC, WL
<b>CAROLINE</b>	Commercial Solar Energy System: Large Scale	Exclude everything EXCEPT: R, C-2, I-2	Permitted by special exception	Renewable Energy Sources	Exclude everything EXCEPT: R, C-2, I-2	Permitted by special exception
<b>CARROLL</b>	Solar Energy Conversion Facility	Exclude everything EXCEPT: C-2, C-3, I-1, I-2, and (roof-mounted only) C-1, EC	Permitted with conditions for ground-mounted facilities in C-2; permitted in C-1, C-3, I-1, I-2, EC	No zoning regulations specified	Exclude EVERYTHING	No zoning regulations specified
<b>CECIL</b>	Power Generating Facilities	Exclude everything EXCEPT: M1, M2, NAR, SAR, BG	Permitted by special exception with conditions in NAR, SAR, BG; permitted by special exception in M1; permitted without exception in M2	Power Generating Facilities	Exclude everything EXCEPT: M1, M2, NAR, and SAR	Permitted by special exception with conditions in NAR, SAR; permitted by special exception in M1; permitted without exception in M2
<b>CHARLES</b>	Solar Energy System, Large	Exclude NOTHING	Permitted by special exception	Not permitted in any district	Exclude EVERYTHING	Not permitted
<b>DORCHESTER</b>	Solar Energy System, Utility Scale	Exclude everything EXCEPT: RC, AC, AC-RCA, B2, I-1, I-2	Permitted by special exception	No zoning regulations specified	Exclude EVERYTHING	No zoning regulations specified
<b>FREDERICK</b>	Solar Facility, Commercial	Exclude everything EXCEPT: A, LI, GI	Permitted subject to site development plan approval in LI, GI; permitted subject to approval of Floating Zone in A	No zoning regulations specified	Exclude EVERYTHING	No zoning regulations specified

# County Zoning Cheat Sheet

COUNTY	APPLICABLE TERM FOR SOLAR	SOLAR ZONING EXCLUSIONS	ADDITIONAL CONDITIONS AND RESTRICTIONS FOR SOLAR	APPLICABLE TERM FOR WIND	WIND ZONING EXCLUSIONS	ADDITIONAL CONDITIONS AND RESTRICTIONS FOR WIND
<b>GARRETT</b>	No zoning regulations specified	Exclude EVERYTHING	No zoning regulations specified	No zoning regulations specified	Exclude EVERYTHING	No zoning regulations specified
<b>HARFORD</b>	Power and Regenerating Plants	Exclude everything EXCEPT: GI	Permitted with conditions	Power and Regenerating Plants	Exclude everything EXCEPT: GI	Permitted with conditions
<b>HOWARD</b>	Solar Facility, Commercial	Exclude everything EXCEPT: RR, RC, RR-DEO, RC-DEO	Permitted with conditions	No zoning regulations specified	Exclude EVERYTHING	No zoning regulations specified
<b>KENT</b>	Solar Energy Systems, Utility Scale	Exclude everything EXCEPT: Agricultural, Resource Conservation, Crossroads Commercial, Commercial, Commercial Critical Area, Employment Center, Industrial	Permitted without exception; on farmland, permitted by special exception	No zoning regulations specified	Exclude EVERYTHING	No zoning regulations specified
<b>MONTGOMERY</b>	Public Utility Structure	Exclude NOTHING	Permitted in LSC; permitted with limited use in CRT, CR; permitted with conditional use in AR, R, RC, RNC, RE-2, RE-2C, RE-1, R-200, R-90, R-60, R-40, TLD, TMD, THD, R-30, R-20, R-10, CRN, GR, NR, EOF, IL, IM, IH	No zoning regulations specified	Exclude EVERYTHING	No zoning regulations specified
<b>PRINCE GEORGE'S</b>	No zoning regulations specified	Exclude EVERYTHING	No zoning regulations specified	No zoning regulations specified	Exclude EVERYTHING	No zoning regulations specified
<b>QUEEN ANNE'S</b>	Utility-Scale Solar Array	Exclude everything EXCEPT: AG, CS	Permitted with conditions	No zoning regulations specified	Exclude EVERYTHING	No zoning regulations specified
<b>SOMERSET</b>	Solar Energy System, Utility	Exclude everything EXCEPT: AR, I-2	Permitted as industrial use on Utility Scale SEF Floating Zones in AR, I-2	Wind Energy System (as principal use)	Exclude EVERYTHING	Not permitted in any district
<b>ST. MARY'S</b>	Utility, Major	Exclude everything EXCEPT: RPD, RL-T, RL, I, OBP	Permitted with conditions	Utility, Major	Exclude everything EXCEPT: RPD, RL-T, RL, I, OBP	Permitted with conditions
<b>TALBOT</b>	Solar Energy System, Large-scale	Exclude everything EXCEPT: AC, CP, WRC, TC, RR, TR, VR, VH, VM, LC, GC, LI	Permitted by special exception	Wind Turbine Production Facility, Small	Exclude everything EXCEPT: AC, CP, LC, GC, LI	Permitted without exception in LC, GC, LI; permitted by special exception in AC, CP
<b>WASHINGTON</b>	Solar Energy Generating System	Exclude everything EXCEPT: A(R), EC, P, IM, PI, AP, IR, IG	Permitted by special exception	Wind Mill Farm	Exclude everything EXCEPT: A(R), EC, P, RV	Permitted with special exception
<b>WICOMICO</b>	Privately Owned and Operated Utility	Exclude everything EXCEPT: C-2, I-1, I-2, A-1, V-C, R-8, R-15, R-20, REC, R-30, TT	Permitted by special exception	Privately Owned and Operated Utility	Exclude everything EXCEPT: C-2, I-1, I-2, A-1, V-C, R-8, R-15, R-20, REC, R-30, TT	Permitted with special exception
<b>WORCESTER</b>	Solar Energy System, Large and Solar Energy System, Utility Scale	Exclude everything EXCEPT: A-1, A-2, E-1, V-1, C-1, C-2, C-3, I-1, I-2	Permitted by special exception	Large Wind Energy Conversion System	Exclude EVERYTHING	Not permitted in any districts

# Allegany County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Allegany County Code defines large-scale solar projects as a “Solar Energy System as Primary Use.” The Code also distinguishes between large-scale solar systems that are used on “brownfield” land, reclaimed, or abandoned surface mining land.
  - Permitted use in Agricultural (A), Conservation (C), and Industrial (I) zoning districts.
    - In general: permitted, by special exception of the Board of Zoning Appeals and subject to conditions, in the A, C, and I zoning districts.
    - If on “brownfield” land, reclaimed, or abandoned surface mining land: permitted, subject to conditions, in the A and C zoning districts, and permitted by special exception of the Board of Zoning Appeals in the I zoning district.

### SMALL SOLAR

- The Allegany County Code defines small-scale solar projects as “Solar Energy Systems Accessory to Nonresidential Use” or “Solar Energy Systems Accessory to Residential Use.” “Solar Energy Systems Utilizing Thermal Energy Production” projects are also classified as small-scale under the County Code.
  - Solar Energy System Accessory to Residential Use: permitted use, subject to conditions, in all zoning districts.
  - Solar Energy System Utilizing Thermal Energy Production: permitted use, by special exception of the Board of Zoning Appeals and subject to conditions, in District I.

### WIND

- The Allegany County Code defines Industrial Wind Farms as a cluster of Industrial Wind Energy Conversion Systems (IWECS), i.e., wind chargers, windmills, or wind turbines used to produce energy intended for sale to large-scale energy providers through the electrical grid system. IWECS and Industrial Wind Farms are subject to the same zoning and use regulations.

- Permitted use, by special exception of the Board of Zoning Appeals and subject to conditions, in the Agricultural (A) and Conservation (C) zoning districts.

## SMALL WIND

- The Allegany County Code defines a small-scale wind project as either an “Agricultural or Domestic Wind Energy Device,” i.e., a single wind energy device situated in an agricultural or residential setting, respectively, intended to utilize wind power for the use of the individual landowner of the property where the device is situated.
- The Allegany County Code does not have specific zoning districts designated for the development of Agricultural or Domestic Wind Energy Devices; however, the Code does provide information regarding height and setback distance requirements for these projects.

## COMPREHENSIVE PLAN

### [Link to Comprehensive Plan](#)

- The Allegany County Comprehensive Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities.

## PACE PROGRAM

### [Link to PACE Program](#)

- Allegany County is currently enrolled in the Maryland Commercial Property Assessed Clean Energy (MD-PACE) program.
- Article XIII of the Allegany County Taxation Code (see link above) established the Clean Energy Loan Program to finance energy efficiency and renewable energy projects for commercial businesses in the County.

## PUBLIC POLICY

- Allegany County does not have any other public policy that concerns the siting of solar or wind projects.

# Anne Arundel County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Anne Arundel County Code uses the term “Solar Energy Generating Facility – Utility Scale” to refer to large-scale solar projects. A Solar Energy Generating Facility – Utility Scale project is defined as an industrial-scale, renewable energy generating facility as a principal use that uses energy from the sun to produce electricity for sale to a regional wholesale electricity market through transmission lines and not to end-users.
  - Permitted use, by special exception of the Anne Arundel County Administrative Hearing Officer, in Residential Agricultural (RA) zoning districts.
  - Permitted use, subject to conditions laid out in the Anne Arundel County Code, in the Industrial Park (W1), Light Industrial (W2), and Heavy Industrial (W3) zoning districts.
  - Rooftop-mounted Solar Energy Generating Facility – Utility Scale projects are permitted, subject to conditions laid out in the Anne Arundel County Code, in Highway Commercial (C4) zoning districts.

### SMALL SOLAR

- The Anne Arundel County Code defines small-scale solar energy projects as either “Solar Energy Generating Facility – Accessory” or “Solar Energy Generating Facility – Community.”
  - Solar Energy Generating Facility – Accessory is defined as a renewable energy generating facility that uses energy from the sun to produce electricity for on-site use as accessory to a principal use, for which excess electricity generated and not immediately utilized for on-site use or temporarily stored for future on-site use may be provided to a utility company in exchange for a credit.
    - Permitted use in all districts.
  - Solar Energy Generating Facility – Community is defined as an industrial-scale, renewable energy generating facility as a principal use that is not an aggregate net energy facility, uses energy from the sun to produce electricity



for delivery through distribution lines to end-users, and does not exceed 2 MW of output.<sup>1</sup>

- Permitted use, by special exception of the Anne Arundel County Administrative Hearing Officer, in Residential Agricultural (RA) zoning districts.
- Permitted use, subject to conditions laid out in the Anne Arundel County Code, in the Industrial Park (W1), Light Industrial (W2), and Heavy Industrial (W3) zoning districts.
- Rooftop-mounted Solar Energy Generating Facility – Community projects are permitted, subject to conditions laid out in the Anne Arundel County Code, in Highway Commercial (C4) zoning districts.

## WIND

- Anne Arundel County has no specific zoning regulations surrounding large-scale wind energy projects. Correspondence with County officials determined that large-scale wind energy projects are not permitted in any zoning district.

## SMALL WIND

- The Anne Arundel County Code uses the term “Small Wind Energy System” to refer to a small-scale wind energy project, and defines it as a system that generates energy for use on site and not for sale, and whose wind turbine height may not exceed 150 feet.
  - Small Wind Energy Systems on a lot of least three acres: permitted use, subject to conditions laid out in the Anne Arundel County Code, in all Residential, Commercial, Industrial, and Maritime zoning districts,.
  - Small Wind Energy Systems on a lot of less than three acres: permitted use, by special exception, in all Residential, Commercial, Industrial, and Maritime zoning districts.

## COMPREHENSIVE PLAN

### [Link to Comprehensive Plan](#)

- The Anne Arundel County General Development Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities. The County’s Comprehensive Plan recommends a review of existing practices regarding generation of emissions and adoption of strategies to reduce emissions. The Comprehensive Plan contains a goal to offset future land use and zoning

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<sup>1</sup> Satisfies the requirements of § 7-306.2(a)(3) of the Public Utilities Article of the State Code as existing on July 1, 2018, and is part of the Community Solar program approved by the Maryland Public Service Commission.

intensifications of open space and natural resource land by acquiring additional land for preservation.

## PACE PROGRAM

[Link to PACE Program](#)

- Anne Arundel County is currently is currently enrolled in the Maryland Commercial Property Assessed Clean Energy (MD-PACE) program.
- More information regarding Anne Arundel County’s PACE program can be found at the County’s Financing & Tax Credits webpage (see link above).

## PUBLIC POLICY

- Anne Arundel County does not have any other public policy that concerns the siting of solar or wind projects.

# Baltimore County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- Baltimore County's Zoning Regulations use the term "Solar Facility" to refer to large-scale solar projects, and defines them as facilities that produce power for sale by energy suppliers to consumers.
  - Permitted use, by special exception of the Board of Appeals, in the following zoning districts: Resource Conservation – Agricultural (R.C.2), Resources Conservation – Deferral of Planning and Development (R.C.3), Resource Conservation – Watershed Protection (R.C.4), Resource Conservation – Rural Residential (R.C.5), Rural Conservation and Residential (R.C.6), Resource Preservation Zone (R.C.7), Environmental Enhancement Zone (R.C.8), Business Local (B.L.), Business Major (B.M.), Manufacturing Restricted (M.R.), Manufacturing Light Restricted (M.L.R.), and Manufacturing Heavy (M.H.).

### SMALL SOLAR

- Baltimore County's Zoning Regulations do not have specific zoning districts designated for small-scale/accessory solar projects.

### WIND

- Baltimore County's Zoning Regulations do not have specific zoning districts designated for large-scale wind projects.

### SMALL WIND

- Baltimore County's Zoning Regulations do not have specific zoning districts designated for small-scale/accessory wind projects.

### COMPREHENSIVE PLAN

[Link to Comprehensive Plan](#)

- The Baltimore County Master Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities. The Plan promotes the development of waste-to-energy technologies/ facilities and the use of landfill gas for the generation of electricity. It also encourages the redevelopment of urban land to reduce greenhouse gas emissions, and to reduce the potential for development on critical farmland and natural resource areas.

## PACE PROGRAM

### [Link to PACE Program](#)

- Baltimore County is currently enrolled in the Maryland Commercial Property Assessed Clean Energy (MD-PACE) program.
- More information regarding Baltimore County's PACE program can be found in the Baltimore County Code of Ordinances: Article 10. - Finance. Title 15: Clean Energy Loan Program (see link above).

## PUBLIC POLICY

- Baltimore County does not have any other public policy that concerns the siting of solar or wind projects.

# Baltimore City Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Baltimore City Zoning Code uses the term “Alternative Energy System: Commercial” to refer to large-scale renewable energy projects, including large-scale solar energy projects. Specifically, Alternative Energy System: Commercial projects are designed to produce greater levels of energy for consumers with high energy demands, such as industrial users, or for supply to an electric grid.
  - Permitted use in Commercial zoning districts OIC, BSC, IMU, I-1, and I-2.
  - Permitted use in all Port Covington zoning districts.<sup>1</sup>

### SMALL SOLAR

- The Baltimore City Zoning Code uses the terms “Alternative Energy Systems: Community-based” or “Alternative Energy Systems: Private” to refer to small-scale renewable energy projects, including small-scale solar projects.
  - Alternative Energy Systems: Private are privately owned, small-scale wind energy systems that produce power for on-site use. Permitted use in all zoning districts.
  - Alternative Energy Systems: Community-based refers to small-scale renewable energy projects that produce output of less than 2 MW and are supported by community members who purchase energy and benefit financially from the system.
    - Permitted use in all Commercial zoning districts.<sup>2</sup>
    - Permitted use in all Industrial zoning districts.<sup>3</sup>
    - Permitted use in all Port Covington zoning districts.
    - For use on lot size of 0.5 acres or more: Permitted use in all Detached and Semi-detached Residential and Rowhouse and Multi-family Residential zoning districts.

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<sup>1</sup> Port Covington Districts Port Covington Subdistrict 1 (PC-1), Port Covington Subdistrict 2 (PC-2), Port Covington Subdistrict 3 (PC-3), and Port Covington Subdistrict 4 (PC-4).

<sup>2</sup> Commercial districts: Neighborhood Business (C-1), Neighborhood Business Village Center (C-1-VC), Neighborhood Business and Entertainment (C-1-E), Community Commercial (C-2), General Commercial (C-3), Heavy Commercial (C-4), and Downtown (C-5).

<sup>3</sup> Industrial districts: Office-Industrial Campus (OIC), Bio-Science Campus (BSC), Industrial Mixed-Use (IMU), Light Industrial (I-1), General Industrial (I-2), and Maritime Industrial (MI).

- For use on lot size of less than 0.5 acres: Permitted use, subject to conditions, in all Detached and Semi-detached Residential and Rowhouse and Multi-family Residential zoning districts.

## WIND

- The Baltimore City Zoning Code the term “Alternative Energy System: Commercial” to refer to large-scale renewable energy projects, including large-scale wind energy projects. Specifically, Alternative Energy System: Commercial projects are designed to produce greater levels of energy for consumers with high energy demands, such as industrial users, or for supply to an electric grid.
  - Permitted use in Commercial zoning districts OIC, BSC, I-MU, I-1, and I-2.
  - Permitted use in all Port Covington zoning districts.

## SMALL WIND

- The Baltimore City Zoning Code the terms “Alternative Energy Systems: Private” and “Alternative Energy Systems: Community-based” to refer to small-scale renewable energy projects, including small-scale wind projects.
  - Alternative Energy Systems: Private are privately owned, small-scale wind energy systems that produce power for on-site use. Permitted use in all zoning districts.
  - Alternative Energy System: Community-based
    - Permitted use in all Commercial, Industrial, and Port Covington zoning districts.
    - For use on lot size of 0.5 acres or more: Permitted use in all Detached and Semi-detached Residential and Rowhouse and Multi-family Residential zoning districts.
    - For use on lot size of less than 0.5 acres: Permitted use, subject to conditions, in all Detached and Semi-detached Residential and Rowhouse and Multi-family Residential zoning districts.

## COMPREHENSIVE PLAN

### [Link to Comprehensive Plan](#)

- The City of Baltimore Comprehensive Master Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities. The Plan does mention strategies for updating existing school facilities by using small-scale solar installments.

## PACE PROGRAM

### [Link to PACE Program](#)

- Baltimore City is currently enrolled in the Maryland Commercial Property Assessed Clean Energy (MD-PACE) program.
- More information regarding Baltimore City's PACE program can be found in the City's Taxes Code (see link above) under Subtitle 30. Property Assessed Clean Energy (PACE) Loan Program.

## PUBLIC POLICY

- Baltimore City does not have any other public policy that concerns the siting of solar or wind projects.

# Calvert County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Calvert County Zoning Ordinance includes large-scale solar projects under the definition of “Power Generating Facility, Commercial.”
  - Permitted use, by special exception of the Board of Appeals, in the Employment Center (EC) and Light Industrial (I-1) zoning districts.
  - Permitted use, by special exception of the Board of Appeals and subject to conditions, in the Farm and Forest (FFD), Rural Community (RDC), and Wetlands (WL) zoning districts.

### SMALL SOLAR

- The Calvert County Zoning Ordinance includes small-scale/accessory solar projects under the definition of “Power Generating Facility, Accessory to a Residence or Business.”
  - Permitted use, subject to conditions, in the following zoning districts: Employment Center (EC), Marine Commercial (MC), Residential District (RD), Rural Commercial (RC), Agricultural Preservation District (APD), Historic District (HD), Light Industrial (I-1), Farm and Forest (FFD), and Rural Community (RDC).

### WIND

- The Calvert County Zoning Ordinance considers large-scale wind projects as “Power Generating Facility, Commercial;” however, the County discourages the siting of wind energy systems that are greater than 1 MW in any part of the county because of the Naval Air Station Patuxent River site.
  - Permitted use, by special exception from the Board of Appeals, in the Employment Center (EC) and Light Industrial (I-1) zoning districts.
  - Permitted use, by special exception of the Board of Appeals and subject to conditions, in the Farm and Forest (FFD), Rural Community (RDC), and Wetlands (WL) zoning districts.



## SMALL WIND

- The Calvert County Zoning Ordinance breaks up small wind projects into two categories: “Wind Energy System, Ground Mounted” and “Wind Energy System, Roof Mounted,” which are limited to 85 feet and 150 feet, respectively.
  - Permitted use, subject to conditions, in the following zoning districts: Employment Center (EC), Marine Commercial (MC), Residential District (RD), Rural Commercial (RC), Agricultural Preservation District (APD), Historic District (HD), Light Industrial (I-1), Farm and Forest (FFD), Town Center (TC), and Rural Community (RDC).

## COMPREHENSIVE PLAN

### [Link to Comprehensive Plan](#)

- The Calvert County Comprehensive Plan recommends that Calvert County actively seek and evaluate potential locations for solar and wind facilities outside of agricultural lands, such as the reuse of brownfield sites and locations adjacent to utility corridors. The Plan also recommends that wind energy options not interfere with the U.S. Navy’s Atlantic Test Range’s inner Test Range or Helicopter Operating Area.

## PACE PROGRAM

- Calvert County currently has no Property Assessed Clean Energy (PACE) program.

## PUBLIC POLICY

- Calvert County does not have any other public policy that concerns the siting of solar or wind projects.

# Caroline County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Caroline County Zoning Ordinance defines large-scale solar energy projects as “Commercial Solar Energy System: Large Scale” with a primary purpose of wholesale or retail sales of generated electricity and that produce over 2 MW of power.
  - Permitted use, by special exception of the Board of Zoning Appeals, in the Rural (R), General Commercial (C-2), and Light Industrial (I-2) zoning districts.

### SMALL SOLAR

- The Caroline County Zoning Ordinance defines small-scale solar energy projects as either “Commercial Solar Energy System: Small Scale” or “Solar Energy System, Accessory.”
  - Commercial Solar Energy System: Small Scale is defined as having a primary purpose of wholesale or retail sales of generated electricity and producing up to 2 MW of power.
    - Permitted use, by special exception of the Board of Zoning Appeals, in the Rural (R), General Commercial (C-2), and Light Industrial (I-2) zoning districts.
  - Solar Energy System, Accessory is defined as any roof-mounted or ground-mounted solar array that is an accessory to and incorporated into the development of an authorized use on a land parcel and is used for the purpose of reducing or meeting on-site energy needs.
    - Permitted use in all zoning districts.

### WIND

- The Caroline County Zoning Ordinance does not have language specific to large-scale wind energy projects; they are treated as “Renewable Energy Sources.”
  - Permitted use, by special exception of the Board of Zoning Appeals, in the Rural (R), General Commercial (C-2), and Light Industrial (I-2) zoning districts.

## SMALL WIND

- The Caroline County Zoning Ordinance defines a small-scale wind energy system as a “Small Wind-Energy System” that has a rated nameplate capacity of 100 kW or less and a total height limit of 199 feet.
  - Permitted use in the following zoning districts: Village Center (VC), Village Neighborhood (VN), Rural (R), Single Family Residential (R-1), Single-Family and Two-Family Residential (R-2), Neighborhood Commercial (C-1), General Commercial (C-2), and Light Industrial (I-2).

## COMPREHENSIVE PLAN

### [Link to Comprehensive Plan](#)

- The Caroline County Comprehensive Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities.

## PACE PROGRAM

- Caroline County currently has no Property Assessed Clean Energy (PACE) program.

## PUBLIC POLICY

### [Link to Ordinance #2017-2](#)

- Caroline County Ordinance #2017-2 limits the combined additional aggregate acreage of commercial solar energy systems, both large-scale and small-scale, utilized throughout the County to 2,000 acres, and established screening protocols when considering new solar energy systems to ensure a system does not cause significant impacts to the aesthetic and scenic quality of the surrounding area. The ordinance also increased the distance from residential zones from 100 feet to 200 feet.

# Carroll County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Carroll County Zoning Ordinance uses the term “Solar Energy Conversion Facility” to refer to large-scale solar projects. A Solar Energy Conversion Facility is defined as either ground-mounted or roof-mounted, and is designed to supply power at a utility level rather than on site or to a local user.
  - Solar Energy Conversion Facility, Ground-mounted
    - Permitted use, subject to conditions laid out in the Carroll County Code of Ordinance, in the Commercial C-2 zoning district.
    - Permitted use in the Commercial C-3 and Industrial I-1 and I-2 zoning districts.
  - Solar Energy Conversion Facility, Roof-mounted
    - Permitted use in the Employment Campus (EC), Commercial C-1 and C-2, and Industrial I-1 and I-2 zoning districts.

### SMALL SOLAR

- The Carroll County Zoning Ordinance uses the term “Solar Energy Conversion Facility, Accessory” to refer to small-scale solar projects, and defines them as systems that generate electricity primarily for on-site use.
  - Permitted as accessory use in all zoning districts.

### WIND

- The Carroll County Zoning Ordinance does not have specific zoning districts designated for large-scale wind projects. Correspondence with the County determined that large-scale wind energy projects are not preferred in any zoning district.

## SMALL WIND

- The Carroll County Zoning Ordinance uses the term “Small Wind Energy System” to refer to small-scale wind energy systems, and defines them as single-towered wind energy systems with a nameplate capacity of 50 kW or less, and a total height of 150 feet or less.
  - Permitted use in all zoning districts.

## COMPREHENSIVE PLAN

### [Link to Comprehensive Plan](#)

- The Carroll County Freedom Community Comprehensive Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities.

## PACE PROGRAM

### [Link to PACE Program](#)

- Carroll County is currently enrolled in the Maryland Commercial Property Assessed Clean Energy (MD-PACE) program.
- More information regarding Carroll County’s PACE program is available on the County’s Financing & Incentives web page (see link above).

## PUBLIC POLICY

- Carroll County does not have any other public policy that concerns the siting of solar or wind projects.

# Cecil County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Cecil County Zoning Ordinance treats large-scale solar energy projects as “Power Generating Facilities.”
  - Permitted use in the Heavy Industrial (M2) zoning district.
  - Permitted use, by special exception, in the Light Industrial (M1) zoning district.
  - Permitted, by special exception and subject to conditions, in the Northern Agricultural-Residential (NAR) and Southern Agricultural-Residential (SAR) zoning districts.
  - A solar Power Generating Facility is permitted, by special exception and subject to conditions, in the Business General (BG) zoning district, provided that the minimum parcel size is 50 acres and the facility is screened from adjoining residential zones.

### SMALL SOLAR

- The Cecil County Zoning Ordinance does not have specific zoning districts designated for small-scale/accessory solar projects.

### WIND

- The Cecil County Zoning Ordinance treats large-scale wind energy projects as “Power Generating Facilities.”
  - Permitted use in the Heavy Industrial (M2) zoning district.
  - Permitted use, by special exception, in the Light Industrial (M1) zoning district.
  - Permitted use, by special exception and subject to conditions, in the Northern Agricultural-Residential (NAR) and Southern Agricultural-Residential (SAR) zoning districts.

## SMALL WIND

- The Cecil County Zoning Ordinance does not have specific zoning districts designated for small-scale/accessory wind projects.

## COMPREHENSIVE PLAN

### [Link to Comprehensive Plan](#)

- The Cecil County Comprehensive Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities.

## PACE PROGRAM

### [Link to PACE Program](#)

- Cecil County is currently enrolled in the Maryland Commercial Property Assessed Clean Energy (MD-PACE) program.
- More information regarding Cecil County's PACE program can be found in the county's Taxes Code (see link above) under Chapter 45: Finance and Taxation. Section 3: Clean Energy Loan Program.

## PUBLIC POLICY

- Cecil County does not have any other public policy that concerns the siting of solar or wind projects.

# Charles County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Charles County zoning code uses the term “Solar Energy System, Large” to refer to large-scale solar projects as a solar collection system that can be either ground- or roof-mounted and generates energy to be sold for profit through a regional transmission organization (RTO) on the wholesale electricity market. The system is able to be used for interconnection through an electric utility power grid and/or for direct distribution to multiple consumers.
  - Permitted use, by special exception of the Board of Appeals, in all zoning districts.

### SMALL SOLAR

- The Charles County zoning code uses the term “Solar Energy System, Small” to refer to small-scale solar projects, and defines them as solar collection systems that can be either ground-mounted or roof-mounted and that produce energy for either direct consumption on the subject property or to offset energy use on the subject property.
  - Permitted as accessory use, subject to conditions, in all zoning districts.

### WIND

- The Charles County zoning code does not allow large-scale wind energy projects with wind turbines and towers exceeding 150 ft. in total height.

### SMALL WIND

- The Charles County zoning code defines small-scale wind projects as either “Wind Energy System, Small” or “Wind Energy System, Large.”
  - Wind Energy System, Small is defined as either ground-mounted or roof-mounted. Ground-mounted small systems cannot exceed 50 feet in height and must be rated at 15 kW capacity or less. Roof-mounted small systems cannot exceed 15 feet in height above the base and must be rated at 2 kW capacity or less.
    - Permitted use, subject to conditions, in all zoning districts.
  - Wind Energy System, Large is defined as a system of wind energy devices not exceeding 150 feet in height that can be used for direct consumption of wind



energy on the subject property, interconnection to the electric utility power grid to offset energy use on the subject property, sold for profit to a wholesale electricity market through an RTO and an interconnection with the local utility power grid, and/or for direct distribution to a number of properties and consumers.

- Permitted use, by special exception of the Board of Appeals, in all zoning districts.

## COMPREHENSIVE PLAN

[Link to Comprehensive Plan](#)

- The Charles County Comprehensive Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities.

## PACE PROGRAM

[Link to PACE Program](#)

- Charles County is currently enrolled in the Maryland Commercial Property Assessed Clean Energy (MD-PACE) program.
- More information regarding Charles County's PACE program can be found in the Charles County Code of Ordinances and Resolutions (see link above) under Chapter 158: Clean Energy Loan Program.

## PUBLIC POLICY

- Charles County does not have any other public policy that concerns the siting of solar or wind projects.

# Dorchester County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Dorchester County Code uses the term “Solar Energy System, Utility Scale” to refer to large-scale solar energy projects and defines them as a system of solar energy devices used to generate energy primarily for off-site use.
  - Permitted use, by special exception of the Board of Appeals, in the following zoning districts: Resource Conservation (RC), Agricultural Conservation (AC), Agricultural Conservation – Resource Conservation Area (AC-RCA), General Business (B-2), Light Industrial (I-1), and Heavy Industrial (I-2).

### SMALL SOLAR

- The Dorchester County Code does not have specific language regarding the zoning of solar energy systems that are not utility-scale. However, correspondence with County officials determined that small-scale solar energy systems are permitted in all zoning districts as an accessory use.

### WIND

- The Dorchester County Code does not have specific zoning regulations surrounding large-scale wind energy projects. Correspondence with County officials determined that large-scale wind energy projects are not permitted in any zoning district.

### SMALL WIND

- The Dorchester County Code uses the term “Small Wind Energy Systems” to refer to small-scale wind energy projects and defines them as wind energy conversion systems that produce less than 100 kW in output.
  - Permitted as accessory use in all zoning districts.

### COMPREHENSIVE PLAN

[Link to Comprehensive Plan](#)

- The Dorchester County 1996 Comprehensive Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities.
- Correspondence with Dorchester County officials determined that the County is in the process of updating its Comprehensive Plan.

## PACE PROGRAM

### [Link to PACE Program](#)

- In October 2019, Dorchester County passed Bill No. 2019-6, enabling Maryland's Commercial Property Assessed Clean Energy (MD-PACE) program financing in the County.
  - County Council of Dorchester County Regular Meeting Minutes October 1, 2019 (see link above, p. 5).

## PUBLIC POLICY

### [Link to Bill No. 2017-2](#)

- The Dorchester County Council passed Bill No. 2017-2, which established a tax on utility-scale power-generating facilities including solar fields.
  - County Council of Dorchester County Regular Meeting Minutes April 4, 2017 (see link above, p. 5).

# Frederick County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Frederick County Zoning Code uses the term “Solar Facility, Commercial” to refer to large-scale solar projects, and defines them as generating electricity in an amount that exceeds 200% of the consumption of the uses on the parcel upon which they are constructed and whose excess electricity is fed into the electric grid.
  - Permitted use, subject to site development plan approval, in the Limited Industrial (LI) and General Industrial (GI) zoning districts.
  - Permitted use, subject to approval of a “Solar Facility, Commercial Floating Zone,” in the Agricultural (A) zoning district.

### SMALL SOLAR

- The Frederick County Zoning Code defines small-scale solar projects as either “Solar Facility, Accessory” or “Solar Facility, Community Energy Generating System.”
  - Solar Facility, Accessory is either mounted on a building or on the ground and generates electricity in an amount that does not exceed 200% of the electric consumption of the principal use.
    - Permitted as accessory use in all zoning districts.
  - Solar Facility, Community Energy Generating System permitted as an accessory in all zoning districts.<sup>1</sup>

### WIND

- The Frederick County Zoning Code does not have specific zoning districts designated for large-scale wind projects. Correspondence with County officials determined that large-scale wind energy projects are not permitted in any zoning district.

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<sup>1</sup> Satisfies the requirements of § 7-306.2(a)(3) of the Public Utilities Article of the State Code as existing on July 1, 2018, and is part of the Community Solar program approved by the Maryland Public Service Commission.

## SMALL WIND

- The Frederick County Zoning Code uses the term “Limited Wind Energy System” to refer to small-scale wind projects and defines them as having a rated nameplate capacity of 50 kW or less and a total height of 150 feet or less.
  - Permitted use in all zoning districts.

## COMPREHENSIVE PLAN

### [Link to Comprehensive Plan](#)

- Frederick County adopted a new comprehensive plan, “The Livable Frederick Master Plan,” in September 2019. The Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities.

## PACE PROGRAM

### [Link to PACE Program](#)

- Frederick County is currently enrolled in the Maryland Commercial Property Assessed Clean Energy (MD-PACE) program.
- More information regarding Frederick County’s PACE program is available on the County’s PACE Loans web page (see link above).

## PUBLIC POLICY

- Frederick County does not have any other public policy that concerns the siting of solar or wind projects.

# Garrett County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- Garrett County does not have a zoning code for the County as a whole, only municipal-level zoning for the Deep Creek Watershed and the towns of Friendsville, Oakland, Accident, Mountain Lake Park, Grantsville, and Loch Lynn Heights. Garrett County does not have specific zoning districts designated for large-scale solar projects in any of its zoning codes.

### SMALL SOLAR

- Garrett County does not have a zoning code for the County as a whole, only municipal-level zoning for the Deep Creek Watershed and the towns of Friendsville, Oakland, Accident, Mountain Lake Park, Grantsville, and Loch Lynn Heights. Garrett County does not have specific zoning districts designated for small-scale solar projects in any of its zoning codes.

### WIND

- Garrett County does not have a zoning code for the County as a whole, only municipal-level zoning for the Deep Creek Watershed and the towns of Friendsville, Oakland, Accident, Mountain Lake Park, Grantsville, and Loch Lynn Heights. Garrett County does not have specific zoning districts designated for large-scale wind projects in any of its zoning codes.

### SMALL WIND

- Garrett County does not have a zoning code for the County as a whole, only municipal-level zoning for the Deep Creek Watershed and the towns of Friendsville, Oakland, Accident, Mountain Lake Park, Grantsville, and Loch Lynn Heights. Garrett County does not have specific zoning districts designated for small-scale wind projects in any of its zoning codes.

### COMPREHENSIVE PLAN

[Link to Comprehensive Plan](#)

- The 2008 Garrett County Comprehensive Plan illustrates several areas that County officials believe are suitable for wind power (see link above, Figure 7.2, p. 7-14).

- The Plan is in the process of being revised. Revisions to the Plan are expected to be completed by year-end 2020.

## PACE PROGRAM

### [Link to PACE Program](#)

- Garrett County is currently enrolled in the Maryland Commercial Property Assessed Clean Energy (MD-PACE) program.
- More information regarding the Garrett County's PACE program can be found in the July 2016 Resolution (see link above), which established the program.

## PUBLIC POLICY

- Garrett County does not have any other public policy that concerns the siting of solar or wind projects.

# Harford County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Harford County Zoning Code does not specifically mention guidelines and definitions for large-scale solar projects. Correspondence with County officials determined that Harford County uses the term “Power and Regenerating Plants” to refer to large-scale solar projects.
  - Permitted use, subject to applicable code requirement, in the General Industrial (GI) zoning district.

### SMALL SOLAR

- The Harford County Zoning Code does not have specific zoning districts designated for small-scale/accessory solar projects.

### WIND

- The Harford County Zoning Code does not specifically mention guidelines and definitions for large-scale wind projects. Correspondence with County officials determined that Harford County uses the term “Power and Regenerating Plants” to refer to large-scale wind projects.
  - Permitted use, subject to applicable code requirement, in the General Industrial (GI) zoning district.

### SMALL WIND

- The Harford County Zoning Code uses the term “Small Wind Energy System” to refer to small-scale or accessory wind projects. These projects are defined as having a rated nameplate capacity of 50 kW or less and a total height of 150 feet or less.
  - Permitted use, subject to applicable code requirement, in all zoning districts.

### COMPREHENSIVE PLAN

[Link to Comprehensive Plan](#)

- The County’s Comprehensive Master Plan (“HarfordNEXT”) mentions a goal to increase access to alternative energy sources, specifically wind and solar. Implementation includes considering solar farms in zoning districts, identifying local barriers to alternative energy use, and evaluating the viability of small-scale solar on



public schools and county buildings. The Plan also mentions a goal to foster the use of alternative energy sources (i.e., wind, solar, and geothermal) at community facilities.

- Description and implementation recommendations for alternative energy sources (see link above, Ch. 4, p. 70, Goal ES 5.6).
- Community Planning Area (see link above, Ch. 8, p. 139, CPA 2.10; and Ch. 8, p. 167, CPA 6.12).

## PACE PROGRAM

### [Link to PACE Program](#)

- Harford County is currently enrolled in the Maryland Commercial Property Assessed Clean Energy (MD-PACE) program.
- More information regarding Harford County's PACE program can be found in the Harford County Code (see link above) under Ch. 123 Finance and Taxation. Article VIII: Clean Energy Loan Program.

## PUBLIC POLICY

- Harford County does not have any other public policy that concerns the siting of solar or wind projects.

# Howard County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Howard County Code refers to large-scale solar projects as “Solar Facility, Commercial” and defines them as a series of ground-mounted solar collectors used to generate photovoltaic power, where less than 50% of the power generated is consumed by the principal use on the site.
  - Permitted use, subject to conditions, in the following zoning districts: RR (Rural Residential), RC (Rural Conservation), Rural Residential – Density Exchange Overlay (RR-DEO), and Rural Conservation (Density Exchange Overlay (RC-DEO)).
  - County Preservation Easements restrict the use of large-scale solar projects in the RR, RC, RR-DEO, and RC-DEO zoning districts.

### SMALL SOLAR

- The Howard County Code uses the term “Solar Collector, Accessory” to refer to small-scale or accessory solar projects, and defines them as a building-mounted or ground-mounted solar collector that is an accessory use to a principal use and is used for the primary purpose of generating electrical power to be consumed primarily by the principal use.
  - Permitted as accessory use in the following zoning districts: Residential Village Housing (R-VH), Historic Office (HO), Historic Commercial (HC), Manufacturing Heavy (M-2), Residential Single Attached (R-SA-8), Residential Single Cluster (R-SC), Residential Single (R-12 and R-20), Business General (B-2), Planned Employment Center (PEC), Institutional (I), Business Local (B-1), Community Center Transition (CCT), Residential Senior Institutional (R-SI), Residential Apartment (R-A-15 and R-APT), Planned Office Research (POR), Business Rural (BR), Manufacturing Light (M-1), Solid Waste (SW), Planned Golf Course Community (PGCC), Residential Mobile Home (R-MH), Corridor Employment (CE), Corridor Activity Center (CAC), Planned Senior Community (PSC), Residential Environmental Development (R-ED), RR, RC, RR-DEO, RC-DEO, Traditional Neighborhood Center (TNC), and Transit Oriented Development (TOD).

### WIND

- The Howard County Code does not have specific zoning districts designated for large-scale wind projects.

## SMALL WIND

- The Howard County Code has two categories of small-scale wind energy systems: “Small Wind Energy System, Freestanding Tower” and “Small Wind Energy System, Building Mounted.” Both categories must have a rated nameplate capacity of less than 100 kW.
  - Small Wind Energy System, Freestanding Tower
    - Permitted as accessory use in the following zoning districts: Residential Historic Environmental District (R-H-ED), RR, RC, RR-DEO, RC-DEO, R-ED, R-20, R-12, R-SC, R-SA-8, R-A-15, R-APT, I, POR, PEC, BR, CCT, B-1, B-2, SC, M-1, M-2, PGCC, PSC, CE, TOD, CAC, and TNC.
  - Small Wind Energy System, Building Mounted
    - Permitted as accessory use in the following zoning districts: Residential Historic Environmental District (R-H-ED), RR, RC, RR-DEO, RC-DEO, R-ED, R-20, R-12, R-SC, R-SA-8, , R-A-15, R-APT, I, POR, PEC, BR, CCT, B-1, B-2, SC, M-1, M-2, PGCC, PSC, CE, TOD, CAC, and TNC.
  - County Preservation Easements restrict the use of both types in the RR, RC, RR-DEO, and RC-DEO zoning districts.

## COMPREHENSIVE PLAN

### [Link to Comprehensive Plan](#)

- The Howard County Comprehensive Plan, “PlanHoward 2030,” does not make specific land use recommendations for the development of large-scale renewable energy facilities. The Plan mentions an ongoing policy goal to implement the County’s 2010 Climate Action Plan. The Plan recognizes solar, wind, geothermal, and biofuel as examples of alternatives that may offer reliable sources of fuel in the future.

## PACE PROGRAM

### [Link to PACE](#)

- Howard County is currently enrolled in the Maryland Commercial Property Assessed Clean Energy (MD-PACE) program.
- More information regarding Howard County’s MD-PACE program can be found in the Howard County Code (see link above) under Title 20 - Taxes, Charges, and Fees. Subtitle 12 - Clean Energy Loan Program.

## PUBLIC POLICY

- Howard County does not have any other public policy that concerns the siting of solar or wind projects.

# Kent County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Kent County Land Use Ordinance uses the term “Solar Energy System, Utility Scale” to refer to large-scale solar energy projects, and defines them as generating energy primarily for use off-site.
  - Permitted use in the following zoning districts: Agricultural, Resource Conservation, Crossroads Commercial, Commercial, Commercial Critical Area, Employment Center, and Industrial.
  - Permitted use, by special exception, on farmland.

### SMALL SOLAR

- The Kent County Land Use Ordinance uses the term “Solar Energy System, Small” to refer to small-scale solar energy projects, and defines them as generating energy primarily for use on-site.
  - Permitted use in all zoning districts.

### WIND

- The Kent County Land Use Ordinance has no specific zoning regulations surrounding large-scale wind energy projects. However, in April 2016, the “Renewable Energy Task Force” voted unanimously that utility-scale wind energy systems are not consistent with the intent of the Ordinance or the County’s Comprehensive Plan.

### SMALL WIND

- The Kent County Land Use Ordinance uses the term “Wind Energy System, Small” to refer to small wind projects.
  - Wind Energy System, Small project that does not exceed 80 feet in total height: permitted as accessory use in all zoning districts.
  - Wind Energy System, Small project that exceeds 80 feet in total height or on parcels less than 20 acres: permitted, by special exception, in all zoning districts.

## COMPREHENSIVE PLAN

### [Link to Comprehensive Plan](#)

- The Kent County Comprehensive Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities. However, the Plan does mention a general goal of identifying any zone locations suitable for large/utility-scale renewable resource facilities that do not impinge on the County's rural character nor its productive agricultural lands.
  - Kent County Comprehensive Plan (see link above): Environmental: Goal: Promote Sustainable Building Practices and Provide an Effective Renewable Resource Strategy (p. 88).

## PACE PROGRAM

### [Link to PACE Program](#)

- Kent County is currently enrolled in the Maryland Commercial Property Assessed Clean Energy (MD-PACE) program.
- More information regarding Kent County's MD-PACE program can be found in the Kent County Code (see link above) under Ch. 152 Taxation. Article VII: Clean Energy Loan Program.

## PUBLIC POLICY

- Kent County does not have any other public policy that concerns the siting of solar or wind projects.

# Montgomery County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Montgomery County Zoning Ordinance uses the term “Public Utility Structure” to refer to large-scale solar projects.
  - Permitted with limited use in the Commercial Residential Town (CRT) and Commercial Residential (CR) zoning districts.
  - Permitted use in the Life Sciences Center (LSC) zoning district.
  - Permitted use, subject to conditions, in the following zoning districts: Agricultural Reserve (AR), Rural (R), Rural Cluster (RC), Rural Neighborhood Cluster (RNC), Residential Estate (RE-2, RE-2C, and RE-1), Residential (R-200, R-90, R-60, and R-40), Townhouse Low Density (TLD), Townhouse Medium Density (TMD), Townhouse High Density (THD), Residential Multi-Unit Low Density (R-30), Residential Multi-Unit Medium Density (R-20), Residential Multi-Unit High Density (R-10), Commercial Residential Neighborhood (CRN), General Retail (GR), Neighborhood Retail (NR), Employment Office (EOF), Light Industrial (IL), Moderate Industrial (IM), and Heavy Industrial (IH).

### SMALL SOLAR

- The Montgomery County Zoning Ordinance uses the term “Solar Collection System” to refer to small-scale solar projects. Accessory projects are considered to produce less than 1 MW of capacity.
  - Solar Collection System that produces more than 1 MW of capacity:
    - Permitted with limited use in the following zoning districts: R, RC, RNC, RE-2, RE-2C, RE-1, R-200, R-90, R-60, R-40, TLD, TMD, THD, R-30, R-20, R-10, CRN, CRT, CR, GR, NR, LSC, EOF, IL, IM, and IH.
  - Solar Collection System, Accessory:
    - Permitted as accessory use in all zoning districts.

### WIND

- The Montgomery County Zoning Ordinance does not have specific zoning regulations surrounding large-scale wind energy projects. Correspondence with County officials determined that large-scale wind energy projects are not permitted in any zoning district.

## SMALL WIND

- The Montgomery County Zoning Ordinance does not have specific zoning districts designated for small-scale/accessory wind projects.

## COMPREHENSIVE PLAN

### [Link to Comprehensive Plan](#)

- The Montgomery County General Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities. The Plan mentions encouraging environmentally preferable alternatives to fossil fuel consumption such as solar power. The Plan was last updated in 1993. Montgomery County is currently in the process of updating its comprehensive Plan.

## PACE PROGRAM

### [Link to PACE Program](#)

- Montgomery County currently administers its own Commercial Property Assessed Clean Energy (C-PACE) program.

## PUBLIC POLICY

### [Link to Bill 18-48](#)

- Montgomery County Zoning Ordinance No. 18-48 (Zoning Text Amendment No. 18-08) was passed in July 2018 by the Montgomery County Council and allows solar collection systems to be added, without an amendment, to a previously approved site plan under certain circumstances.

# Prince George's County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Prince George's County Zoning Ordinance does not have specific zoning districts designated for large-scale solar projects.

### SMALL SOLAR

- The Prince George's County Zoning Ordinance does not have specific zoning districts designated for small-scale/accessory solar projects.

### WIND

- The Prince George's County Zoning Ordinance does not have specific zoning districts designated for large-scale wind projects.

### SMALL WIND

- The Prince George's County Zoning Ordinance does not have specific zoning districts designated for small-scale/accessory wind projects.

## COMPREHENSIVE PLAN

[Link to Comprehensive Plan](#)

- The "Plan Prince George's 2035 Approved General Plan" does not make specific land use recommendations for the development of large-scale renewable energy facilities. However, the Plan aims to evaluate the regulations in the zoning ordinance that impact the location, size, and design of alternative energy production facilities.
  - See the link above, Policies and Strategies: Land Consumption and Water Quality: Policy 10 (p. 179).

## PACE PROGRAM

[Link to PACE Program](#)

- Prince George's County currently administers its own Commercial Property Assessed Clean Energy (C-PACE) program.



## PUBLIC POLICY

- Prince George's County is currently undergoing a rewrite of its entire zoning ordinance. The rewrite will include language specific to the zoning of large-scale and small-scale solar and wind projects.

# Queen Anne's County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Queen Anne's County Code uses the term "Utility Scale Solar Array" to refer to large-scale solar projects and requires that a Utility Scale Solar Array Overlay (USSA) District be created.
  - A USSA district is permitted, subject to conditions, in the Agricultural (AG) and Countryside (CS) zoning districts.
  - A USSA district cannot be created on a parcel with conservation or open space easement as recorded in the Land Records of Queen Anne's County, or within a greenbelt designation or a municipal growth area as identified in the Queen Anne's County Comprehensive Plan.

### SMALL SOLAR

- The Queen Anne's County Code uses the term "Small-scale Solar Array" to define small-scale solar projects.
  - Permitted as accessory use in all zoning districts.

### WIND

- Queen Anne's County does not have specific zoning regulations surrounding large-scale wind energy projects. Correspondence with County officials determined that large-scale wind energy projects are not permitted in any zoning district.

### SMALL WIND

- Queen Anne's County has a wind turbine policy separate from the County Code that is specific to small-scale wind turbines that are no higher than 135 feet and sited on 5 acres or more.
  - Permitted as accessory use, subject to conditions, in all zoning districts.

### COMPREHENSIVE PLAN

[Link to Comprehensive Plan](#)

- The Queen Anne's County 2010 Comprehensive Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities.

However, the Plan acknowledges the need for more alternative energy methodologies and small-scale energy conservation efforts within buildings.

- Queen Anne’s County is in the process of creating a new 2020 Comprehensive Plan.

## PACE PROGRAM

### [Link to PACE](#)

- Queen Anne’s County is currently enrolled in the Maryland Commercial Property Assessed Clean Energy (MD-PACE) program.
- More information regarding Queen Anne’s County’s PACE program can be found in the Queen Anne’s County Code (see link above) under Ch. 5, County Finance: Article VIII: Clean Energy Loan Program (Section 5-27).

## PUBLIC POLICY

- Queen Anne’s County does not have any other public policy that concerns the siting of solar or wind projects.

# Somerset County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Somerset County Zoning Ordinance uses the term “Solar Energy System, Utility” to indicate a large-scale solar project. A Solar Energy System, Utility must be developed on a Utility Scale Solar Energy Facilities (SEF) Floating Zone, which are subject to approval by the Somerset County Planning Commission based on certain conditions.
  - Utility Scale SEF Floating Zones are permitted, as industrial use, in the Agricultural Residential (AR) and General Industrial (I-2) zoning districts.

### SMALL SOLAR

- The Somerset County Zoning Ordinance uses the terms “Solar Energy Facility (SEF), Small” and “Solar Energy Facility (SEF), Medium” to indicate a small-scale solar project. A Small SEF can be used as an accessory to a residential use and generate no more than 999 kW of electricity. A Medium SEF can be used as an accessory to a commercial or industrial use and generate no more than 2 MW of electricity, and is not connected to the grid.
  - Small SEF
    - Permitted as accessory use in the following zoning districts: Agricultural Residential (AR), Conservative (CO), Low-Density Residential (R-1), Medium-Density Residential (R-2), High-Density Residential (R-3), and Maritime-Residential-Commercial (MRC).
  - Medium SEF
    - Permitted as accessory use in the AR, C-1, C-2, I-1, and I-2 zoning districts.

### WIND

- The Somerset County Zoning Ordinance uses the term “Wind Energy Systems (as principal use)” to indicate a large-scale wind energy project. The Zoning Ordinance explicitly outlines that large-scale wind energy projects are not permitted in any district.

## SMALL WIND

- The Somerset County Zoning Ordinance defines small-scale wind energy projects as “Small Wind Energy Systems,” which consist of a single towered wind energy conversion system that does not exceed a total height of 160 feet.
  - Permitted as accessory use in the following zoning districts: Agricultural Residential (AR), Low-Density Residential (R-1), Medium-Density Residential (R-2), High-Density Residential (R-3), and Maritime-Residential-Commercial (MRC).

## COMPREHENSIVE PLAN

### [Link to Comprehensive Plan](#)

- The Somerset County Comprehensive Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities. The cities of Crisfield and Princess Anne have their own comprehensive plans from 2010 and 2009, respectively, neither of which make land use recommendations for the development of large-scale projects.
- Somerset County is currently in the process of creating a new Comprehensive Plan.

## PACE PROGRAM

- Somerset County does not currently have a Property Assessed Clean Energy (PACE) program.

## PUBLIC POLICY

- Somerset County does not have any other public policy that concerns the siting of solar or wind projects.

# St. Mary's County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The St. Mary's County Comprehensive Zoning Ordinance uses the term "Utility, Major" to refer to large-scale solar energy projects.
  - Permitted use, subject to conditions, in the following zoning districts: Rural Preservation Districts (RPD), Residential Low Density – Transitional (RL-T), Residential Low Density (RL), Industrial (I), and Office and Business Park (OBP).

### SMALL SOLAR

- The St. Mary's County Comprehensive Zoning Ordinance does not have specific zoning districts designated for small-scale/accessory solar projects.

### WIND

- The St. Mary's County Comprehensive Zoning Ordinance uses the term "Utility, Major" to refer to large-scale wind energy projects.
  - Permitted use, subject to conditions, in the RPD, RL-T, RL, I, and OBP zoning districts.

### SMALL WIND

- The St. Mary's County Comprehensive Zoning Ordinance uses the term "Small Wind Energy System" to define small-scale wind energy systems, and defines them as having a capacity of less than 100 kW.
  - Permitted as accessory use in all zoning districts.

### COMPREHENSIVE PLAN

[Link to Comprehensive Plan](#)

- The St. Mary's County Comprehensive Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities. The Plan does mention encouraging the development of renewable energy as well as clean, non-renewable energy.

## PACE PROGRAM

- St. Mary's County does not currently have a Property Assessed Clean Energy (PACE) program.

## PUBLIC POLICY

- St. Mary's County does not have any other public policy that concerns the siting of solar or wind projects.

# Talbot County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Talbot County Code uses the term “Solar Energy System, Large-Scale” to refer to large-scale solar energy projects. Solar Energy System, Large-scale projects generate at least 2 MW of power and utilize ten acres or more.
  - Permitted use, by special exception, in all zoning districts except for the Rural Conservation (RC) district.

### SMALL SOLAR

- The Talbot County Code uses the terms “Solar Energy System, Small-Scale” and “Solar Energy System, Medium-Scale” to refer to small-scale solar energy projects.
  - Solar Energy System, Small-Scale projects produce at least 200 kW of power but less than 2 MW, and utilize more than one acre of land but less than ten acres.
    - Permitted as accessory use in all zoning districts.
  - Solar Energy System, Small-Scale projects produce less than 200 kW of power and utilize one acre or less. Any rooftop solar system is considered small-scale.
    - Permitted as accessory use in all zoning districts.

### WIND

- The Talbot County Code uses the term “Wind Turbine Production Facility, Small” to refer to large-scale wind energy systems. Wind Turbine Production Facility, Small projects generate at least 100 kW of power and utilize ten acres or more.
  - Permitted use in the Limited Commercial (LC), General Commercial (GC), and Limited Industrial (LI) zoning districts.
  - Permitted use, by special exception, in the Agricultural Conservation (AC) and Countryside Preservation (CP) zoning districts.

### SMALL WIND

- The Talbot County Code uses the terms “Wind Turbine Production Facility, Small” or “Wind Turbine System, Small” to refer to small-scale wind energy projects. The total



height of the small wind turbine systems is limited to less than 75 feet and should not exceed production of 100 kW of power on a single site. Wind Turbine Production Facility, Small projects generate at least 100 kW of power and utilize ten acres or more.

- Wind Turbine Production Facility, Small
  - Permitted use in the LC, GC, and LI zoning districts.
  - Permitted use, by special exception, in the AC and CP zoning districts.
- Wind Turbine System, Small
  - Permitted as accessory use in the following zoning districts: Western Rural Conservation (WRC), Town Conservation (TC), Rural Conservation (RC), Rural Residential (RR), Town Residential (TR), Village Mixed (VM), Agricultural Conservation (AC), Countryside Preservation (CP), Limited Commercial (LC), General Commercial (GC), and Limited Industrial (LI).

## COMPREHENSIVE PLAN

### [Link to Comprehensive Plan](#)

- The Talbot County Comprehensive Plan mentions the preference for large-scale solar installations to be given to sites using existing impervious surfaces and discourages placement on prime farmland. The Plan encourages the use of cost-effective renewable energy resources at appropriate scale and on suitable sites.
  - See link above, Chapter 3 Transportation and Utilities: utility policies for establishing large-scale solar installations (pp. 3-12, 3-13).

## PACE PROGRAM

### [Link to PACE Program](#)

- Talbot County is currently enrolled in the Maryland Commercial Property Assessed Clean Energy (MD-PACE) program.
- More information regarding Talbot County's PACE program can be found in the Talbot County Code (see link above) under Chapter 172 Taxation. Section 172-31 Definitions. Section 172-36 Eligibility. Section 172-37 Qualifying Improvements.

## PUBLIC POLICY

- Talbot County does not have any other public policy that concerns the siting of solar or wind projects.

# Washington County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Washington County Zoning Ordinance uses the term “Solar Energy Generating System” to refer to large-scale solar energy projects.
  - Permitted use, by special exception, in the following zoning districts: Agricultural Rural (A(R)), Environmental Conservation (EC), Preservation (P), Industrial Mineral (IM), Planned Industrial (PI), Airport District (AP), Industrial Restricted (IR), and Industrial General (IG).
  - Solar Energy Generating Systems are prohibited to be used in defined Priority Preservation Areas, Rural Legacy Areas, and Antietam Overlay zones.

### SMALL SOLAR

- The Washington County Zoning Ordinance uses the term “Solar Collection Systems” to refer to small-scale solar projects.
  - Permitted as accessory use in all zoning districts.

### WIND

- The Washington County Zoning Ordinance uses the term “Wind Mill Farm” to indicate a large-scale wind energy project.
  - Permitted, by special exception, in the Rural Village (RV), A(R), EC, and P zoning districts.

### SMALL WIND

- The Washington County Zoning Ordinance defines a “Small Wind Energy System” as a single-towered wind energy system that does not exceed 150 ft. in total height or 50 kW in generating capacity.
  - Permitted as accessory use in all zoning districts.

## COMPREHENSIVE PLAN

### [Link to Comprehensive Plan](#)

- The Washington County Comprehensive Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities.
- Washington County is currently in the process of updating its Comprehensive Plan.

## PACE PROGRAM

- Washington County does not currently have a Property Assessed Clean Energy (PACE) program.

## PUBLIC POLICY

- Washington County does not have any other public policy that concerns the siting of solar or wind projects.

# Wicomico County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Wicomico County Zoning Code treats a large-scale solar energy project as a “Privately Owned and Operated Utility.”
  - Permitted, by special exception, in the following zoning districts: General Commercial (C-2), Light Industrial (I-1), Heavy Industrial (I-2), Agricultural Rural (A-1), Village Conservation (V-C), Residential (R-8, R-15, R-20, REC, and R-30), and Town Transition (TT).

### SMALL SOLAR

- The Wicomico County Zoning Code does not have specific zoning districts designated for small-scale/accessory solar projects.

### WIND

- The Wicomico County Zoning Code treats large-scale wind energy projects as “Privately owned and operated utility.”
  - Permitted, by special exception, in the C-2, I-1, I-2, A-1, V-C, R-8, R-15, R-20, REC, R-30, and TT zoning districts.

### SMALL WIND

- The Wicomico County Zoning Code defines “small-scale wind energy systems” as a wind generating system that does not exceed 150 ft. in total height.
  - Permitted as accessory use in all zoning districts.

### COMPREHENSIVE PLAN

[Link to Comprehensive Plan](#)

- The Wicomico County Comprehensive Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities. The Plan’s economic development objectives list does “encourage the development and growth of the local renewable source industry.”

## PACE PROGRAM

### [Link to PACE Program](#)

- Wicomico is currently enrolled in the Maryland Commercial Property Assessed Clean Energy (MD-PACE) program.
- More information regarding Wicomico County's PACE program can be found in the Wicomico County Code (link above) under Chapter 30. Clean Energy Loan Program.

## PUBLIC POLICY

- Wicomico County does not have any other public policy that concerns the siting of solar or wind projects.

# Worcester County Zoning Guide

## Solar and Wind Zoning

[Link to Solar and Wind Zoning Document](#)

### SOLAR

- The Worcester County Code has two different classifications that could refer to large-scale solar projects: “Solar Energy System, Large” and “Solar Energy System, Utility Scale.”
- A Large Solar Energy System has a capacity of 200 kW up to 2.5 MW.
  - Large Solar Energy Systems with a minimum of area of 20 acres: permitted use, by special exception, in the Agricultural (A-1 and A-2) and Industrial (I-1 and I-2) zoning districts.
  - Large Solar Energy Systems with a minimum of area of 30 acres: permitted use, by special exception, in the Estate (E-1), Village (V-1), Neighborhood Commercial (C-1), General Commercial (C-2), and Commercial Marine (C-3) zoning districts.
- A Utility Scale Solar Energy System has a capacity in excess of 2.5 MW and a minimum lot area of 50 acres.
  - Permitted use, by special exception, in the A-1, A-2, E-1, V-1, C-1, C-2, C-3, I-1, and I-2 zoning districts.

### SMALL SOLAR

- The Worcester County Code has three different classifications that could refer small-scale solar projects: “Solar Energy System, Small,” “Solar Energy System, Medium,” and “Solar Energy System, Large.”
  - A Small Solar Energy System has a capacity of 5 kW or less.
    - Permitted use in all zoning districts.
  - A Medium Solar Energy System has a capacity of greater than 5 kW but less than 200 kW.
    - Permitted use in all zoning districts.
  - A Large Solar Energy System has capacity of 200 kW to 2.5 MW.
    - Large Solar Energy Systems with a minimum of area of 20 acres: permitted use, by special exception, in the A-1, A-2, I-1, and I-2 zoning districts.

- Large Solar Energy Systems with a minimum of area of 30 acres: permitted use, by special exception, in the E-1, V-1, C-1, C-2, and C-3 zoning districts.

## WIND

- The Worcester County Code defines a large-scale wind energy project as a “Large Wind Energy Conversion System” but does not permit them in any zoning district.

## SMALL WIND

- The Worcester County zoning code has three different classifications that could refer small-scale wind projects: “Small Wind Energy Conversion System,” “Medium Wind Energy Conversion System,” and “Large Wind Energy Conversion.”
  - A Small Wind Energy Conversion System has a capacity of 20 kW or less and generates power used primarily for on-site consumption.
    - Permitted use in all zoning districts.
  - A Medium Wind Energy Conversion System has a capacity of 20 kW to 100 kW and generates power used primarily for on-site consumption.
    - Permitted use in all zoning districts.

## COMPREHENSIVE PLAN

### [Link to Comprehensive Plan](#)

- The Worcester County Comprehensive Development Plan does not make specific land use recommendations for the development of large-scale renewable energy facilities.

## PACE PROGRAM

- Worcester County does not currently have a Property Assessed Clean Energy (PACE) program.

## PUBLIC POLICY

- Worcester County does not have any other public policy that concerns the siting of solar or wind projects.