

Section 26-88-200
TABLE 1 ALLOWED USES AND PERMIT REQUIREMENTS
FOR
RENEWABLE ENERGY SYSTEMS AND FACILITIES

LAND USE/ZONING DISTRICT	Agricultural			Resources		Residential						Commercial						Special		Industrial				Facilities		SPECIAL USE REGULATIONS	
	LIA ¹	LEA ¹	DA ¹	RRD ¹	TP	AR ¹	RR	R1	R2	R3	PC	CO	C1	C2	C3	LC	RC	AS	K	MP	M1	M2	M3	PF	RE		
UTILITY & RESOURCE-BASED USES																											
Renewable Energy Facilities																											
Bioenergy																											
Accessory system ²	P	P	P	P	P	P	P	P	—	—	—	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	26-88-200 & 202
Accessory system using off-site feedstock	MUP	MUP	MUP	MUP	MUP	—	—	—	—	—	—	—	—	CUP	MUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	MUP	MUP	ZP	ZP	
Commercial facility or exceeding thresholds above	CUP	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Geothermal																											
Accessory system - low temp geothermal heat exchange	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	26-88-200 & 204
Commercial low temperature power & heat	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	CUP	P	P	P	P	P	MUP	MUP	MUP	P	P	P	P	P	P	P	
Commercial steam geothermal generation	—	—	CUP	CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	MUP	
Solar																											
Accessory use - roof top or ground mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	26-88-200 & 206
Commercial PV use - roof-mounted or over parking ³	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Minor commercial PV < 15% of parcel up to 5 acres ⁴	—	— ⁵	— ⁵	— ⁵	MUP	CUP ⁶	CUP ⁶	—	—	—	—	CUP	MUP	MUP	ZP	ZP	ZP	ZP	CUP	CUP	CUP	ZP	ZP	ZP	MUP	CUP	
Commercial PV facility exceeding thresholds above ⁴	—	— ⁵	— ⁵	— ⁵	—	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Thermal solar electric facilities ⁴	—	— ⁵	— ⁵	— ⁵	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	
Wind																											
Accessory use: attached to buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	26-88-200 & 208
Small Wind Energy ⁷	ZP	ZP	ZP	ZP	ZP	MUP	MUP	—	—	—	—	—	—	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	P	P	
Commercial facility or exceeding thresholds above	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Cogeneration & Similar Technologies⁸																											
Accessory Systems using on-site fuel source(s)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	26-88-200
Accessory Systems using off-site fuel source(s)	CUP	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	ZP	CUP	ZP	ZP	
Commercial facility or exceeding thresholds above	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	MUP	MUP	
Other Similar and Compatible Facility⁹																											
	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	

TYPE OF PERMIT REQUIRED	
P	Permitted Use - Ministerial; CEQA exempt; Building Permit only (with clearances and subject to standards)
ZP	Permitted Use if standards met- CEQA exempt; Zoning Permit and Building Permit only
MUP	Minor Use Permit or Hearing Waiver; CEQA applies unless Cat Exempt; can add conditions
CUP	Use Permit - noticed hearing before Planning Commission; CEQA; can add conditions
—	Use not allowed

- Notes:**
- 1 If under Land Conservation (WA) contract, the facility must be listed as compatible use in the local Ag Preserve Rules; be allowed by the type of contract; and shall be no more than 15% of the parcel or 5 acres whichever is less, unless determined by the Board of Supervisors that a larger percentage is compatible and use permit is obtained.
 - 2 ≤ 15 gallons biodiesel generation exempt with Fire Code review and signoff. Oversized accessory bioenergy systems placed on or within existing structures or paved/compacted areas not subject to 125% limitation.
 - 3 Roof-mounted solar on legally established buildings or located on carports/shade structures over required parking only; see 26.88.206. C.
 - 4 Excludes Important Farmlands mapped as Prime, Statewide, or Unique by the Farmlands Mapping & Monitoring program (FMMP); excludes designated Scenic and Biotic Resource Areas (SR and BR) unless a protective easement is applied
 - 5 Use allowed only when the Renewable Energy Combining Zone is applied
 - 6 Commercial solar facilities allowed within the AR and RR zones only on parcels of at least 10 acres, subject to use permit.
 - 7 Maximum height is forty (40') feet on a parcel less than one (1) acre; sixty-five (65') feet on a parcel one (1) to less than five (5) acres; and maximum height of eighty (80') feet on a parcel of five (5) acres or more
 - 8 Cogeneration and similar technologies, including fuel cells, must result in a net reduction in carbon output in order to be considered a renewable facility as defined herein.
 - 9 Other hybrid or emerging renewable energy technologies which in the opinion of the director are of a similar and compatible nature to those uses listed.

LAND USE/ZONING DISTRICT	Land Intensive Ag - Prime, Statewide, Unique Farmland	Land Extensive Ag Non-prime or Grazing	Resource Lands	Timber Production	Renewable Energy Overlay Zone	Public Facilities	Industrial or Heavy Commercial	Industrial, Office or Business Park	General Commercial	Neighborhood Commercial	Agriculture & Rural Residential 10+ ac	Rural Residential 5 - 10 ac	Rural Residential < 5 ac	Urban Residential	STANDARDS OR SPECIFIC USE REGULATIONS
UTILITY & RESOURCE-BASED USES															
Solar Energy Facilities (PV)															
Accessory/Direct Use on structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See Tier 1 Health and Safety Standards; setbacks and lot coverage per zone
Accessory/Direct Use ground mounted up to .5 ac	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See Tier 1 Health and Safety Standards; setbacks and lot coverage per zone
Secondary/Incidental Use <15% of parcel up to 5 ac	AP ¹	AP ¹	AP ¹	AP	AP	AP	AP	AP	AP	—	AP	AP	AP	—	See Tier 2
< 30% of parcel up to 7 ac	AP ¹	AP ¹	AP ¹	AP	AP	AP	AP	AP	AP	—	AP	AP	AP	—	
< 30% of parcel up to 10 ac	MUP ^{1,2}	AP ¹	AP ¹	AP	AP	AP	AP	MUP	—	—	MUP	—	—	—	
< 30% of parcel up to 15 ac	MUP ²	AP ¹	AP ¹	AP	AP	AP	AP	CUP	—	—	MUP	—	—	—	See Tier 3
< 30% of parcel up to 20 ac	MUP ²	MUP ¹	AP ¹	AP	AP	AP	MUP	—	—	—	CUP	—	—	—	
Primary Use															
> 30% - < 50% of parcel	CUP ^{1,2}	MUP ¹	AP ¹	MUP	AP	MUP	MUP	—	—	—	CUP	—	—	—	see Tier 4
> 50% of parcel	CUP ²	CUP ¹	MUP ¹	CUP	AP	CUP	MUP	—	—	—	—	—	—	—	
up to 20 acres	—	CUP ¹	MUP ¹	CUP	AP	CUP	MUP	—	—	—	—	—	—	—	
up to 30 acres	—	CUP ¹	CUP ¹	CUP	CUP	—	MUP	—	—	—	—	—	—	—	
> 30 acres	—	CUP ¹	CUP ¹	—	CUP	—	CUP	—	—	—	—	—	—	—	

TYPE OF PERMIT REQUIRED	
P	Permitted use - Ministerial; CEQA exempt; Building Permit Only
AP	Administrative Permit - Ministerial w/standards; CEQA exempt; no added conditions
MUP	Minor Use Permit - Zoning Administrator or staff approval; noticed hearing; maybe CEQA exempt; can add conditions
CUP	Use Permit - noticed hearing before Planning Commission; CEQA; can add conditions
—	Use prohibited

DEFINITION OF TERMS
Direct Use - designed and installed for any legally established use of the property
Secondary Incidental Use - up to 125% of on-site energy demand and <50% of building site area or 15-25% of parcel
Secondary Use - not the primary use of the property < 50% of the parcel
Primary Use - primary use of the property over 50% of the parcel

Notes: 1. If under Land Conservation (WA) contract, the facility must be listed as compatible use in the local Ag Preserve Rules; allowed by the type of contract; and shall be no more that 15% of the parcel or 5 acres whichever is less, unless determined by the Board of Supervisors that a larger percentage is compatible.

2 Allowed if not under WA or site is physically or chemically impaired as determined by the Ag Commissioner (or designated body)