

Office of the County Auditor
Auditor's Analysis

Council Bill No. 39-2023 (ZRA-204)

Introduced: October 2, 2023

Auditor: Lori Buchman

Fiscal Impact:

The fiscal impact of the proposed legislation is unknown as we are not able to determine the future development of solar canopies. If this legislation were to stimulate the construction of these solar canopies, we would expect an immaterial increase in County fees and personal property tax revenues.

Purpose:

Council Bill 39-2023 proposes to amend the definitions of “Parking Area, Parking Facility or Parking Use” and “Solar Collector, Rooftop” to include ground mounted parking canopies.

As noted in the Department of Planning and Zoning Technical Staff Report, current zoning regulations require parking canopies to meet the structure and land use setbacks from the public street rights-of-way. The proposed legislation will allow solar parking canopies to meet the parking use setback requirements and cover larger portions of parking lots.

Other Comments:

The Planning Board unanimously recommended approval of ZRA-204.

The Administrator of the Office of Community Sustainability (OCS) indicated that this legislation may encourage solar canopies to be constructed over privately-owned parking lots, but that these canopies are expensive to construct and are still likely to be rare unless subsidized by grant funding or other incentives.

OCS also indicated that the legislation would provide more flexibility in designing and sizing future proposed solar canopies over County-owned parking lots. OCS reiterated the costliness of this type of construction but indicated that this legislation could help the County pursue grants or other financing options that favor solar construction.

Attachment A outlines the zoning districts that would be impacted by this legislation.

Attachment A

ZRA-204 Zoning Districts	
CE	Corridor Employment
B-1	Business, Local
B-2	Business, General
M-1	Manufacturing, Light
M-2	Manufacturing, Heavy
PEC	Planned Employment Center
SC	Shopping Center
TOD	Transit-Oriented Development