

# Ord. 23-S-13

Amendments to Article 5 Section 21.5.8 –  
Permitted Use Table & Article 16 -  
Definitions

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# Background

- **Interest in Schertz for energy-based land uses, specifically solar and battery/storage.**
- **Regional research to determine competitiveness of Schertz UDC.**
- **The Planning and Zoning Commission recommended approval with adjustments at the May 24<sup>th</sup> meeting.**

# Article 16 - Definitions

- ***Solar Energy:*** Radiant energy (direct, diffuse, and reflected) received from the sun.
- ***Solar/Photovoltaic Facility:*** A structure, assembly, equipment, or any combination thereof relating to the generation, transportation, and storage of solar energy. Pertains to standalone facilities and not solar equipment that is added to residential structures.
- ***Power Storage System:*** A facility or installation whose primary function is to store produced electrical energy, regardless of source.

# Article 5 Permitted Use Table

- Recommended adjustments from the Planning & Zoning Commission were to allow such uses in the Public Use District (PUB) with a Specific Use Permit.

Zoning District	P=Permitted/ S= Specific Use Permit	Permitted Uses
Manufacturing – Light District (M-1)	P	Solar/Photovoltaic Facilities
Manufacturing – Heavy District (M-2)	P	Solar/Photovoltaic Facilities
Public Use District (PUB)	S	Solar/Photovoltaic Facilities
Manufacturing – Light District (M-1)	P	Power Storage System
Manufacturing – Heavy District (M-2)	P	Power Storage System
Public Use District (PUB)	S	Power Storage System

# Staff Recommendation

- **Power Storage and Solar Energy Production have less adverse impacts on surrounding properties as other forms of energy-based land uses.**
- **Therefore, staff recommends approval of the amendments to the Unified Development Code (UDC) as proposed and discussed.**

# COMMENTS & QUESTIONS