

ORDINANCE NO. 191/26

**AN ORDINANCE OF THE COMMISSIONERS OF THE TOWN OF CHURCH HILL,
MARYLAND AMENDING THE CODE OF THE TOWN OF CHURCH HILL,
CHAPTER 75 “ZONING,” ARTICLE 3 “PERMITTED USES BY ZONING DISTRICT,”
ARTICLE 4 “OVERLAY DISTRICTS,” AND ARTICLE 6 “SITE PLANS” AND
ENACTING A NEW ARTICLE 9 “SOLAR ENERGY SYSTEMS” TO COMPLY WITH
HB 1036 ADOPTED DURING THE 2025 LEGISLATIVE SESSION OF THE
MARYLAND GENERAL ASSEMBLY; AND RENUMBERING ARTICLE 9
“DEFINITIONS” AS ARTICLE 10**

WHEREAS, MD Code Ann., Local Government, § 5-213 “Legislative authority--Zoning regulations” authorizes a municipality to adopt zoning regulations; and

WHEREAS, pursuant to this authority, the Commissioners of the Town of Church Hill adopted Town Code, Chapter 75 “Zoning;” and

WHEREAS, during the 2025 Session of the Maryland General Assembly, HB 1036 was enacted. HB 1036 prohibits the Town of Church Hill from adopting certain laws and regulations relating to solar energy generation and requires the Town to expediate the review and approval of certain site development plans relating to solar energy generation recently and allowing the Town, under certain circumstances, to establish a community solar energy generating system automatic enrollment program; and

WHEREAS, this ordinance is in response to HB 1036 and addresses the issues required of the Town contained therein; and

WHEREAS, the Commissioners of the Town of Church Hill forwarded HB 1036 to the Planning Commission for review and recommendation; and

WHEREAS, the Planning Commission reviewed HB 1036 and recommends to the Commissioners of the Town of Church Hill that it adopt this Ordinance in response to HB 1036; and

WHEREAS, the Town Commissioners desire to amend Chapter 75 of the Town Code as recommended by the Planning Commission to comply with State law; and

WHEREAS, MD Code, Land Use, § 4-203 “Zoning regulations – Procedure; public hearings” requires that a legislative body hold at least one public hearing on a proposed zoning regulation at which parties in interest and citizens have an opportunity to be heard; and

WHEREAS, the Commissioners of the Town of Church Hill conducted a public hearing on this Ordinance on the ____ day of April, 2026, after notice of the date, time and place of the public hearing was provided in at least one newspaper of general circulation in the Town once each week for 2 successive weeks in accordance with State law; and

WHEREAS, this Ordinance shall not become effective until the twentieth day after adoption.

Section 1. **NOW, THEREFORE, BE IT ORDAINED AND ENACTED**, by the Commissioners of the Town of Church Hill, Maryland, that Town Code, Chapter 75 “Zoning”, Art. 3 Permitted Uses by Zoning District, § 75-50 Land Uses by District is hereby amended to read as follows:

§ 75-50 Land Uses by District

Table 1 lists the different uses and zoning districts in which they are permitted. If a use is not specifically identified as a permitted use, it is not permitted in any district. If a use is specifically listed in Table 1, it takes precedence over general use listings. The letters in Table 1 correspond to the following:

A. P: Permitted Use: Uses designated by the letter “P” shall be permitted subject to all applicable regulations.

B. C: Conditional Use: uses designated by the letter “C” shall be permitted subject to certain conditions as set forth in Part 3 of this Article.

C. SE: Special Exceptions. The Board of Appeals in accordance with Part 2 of this Chapter may authorize uses requiring a Special Exception designated by the letter “SE”.

D. SC: Special Exception with Conditions. Uses requiring a Special Exception designated with the letters “SC” may be authorized by the Board of Appeals in accordance with Part 2 of this Chapter, subject to certain conditions listed in Part 3 of this Article.

TABLE 1: PERMITTED USES BY ZONING DISTRICT

LAND USE CLASSIFICATIONS	P: Permitted Use
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	C: Permitted Use, subject to conditions					
	SE: Special Exception Use					
	SC: Special Exception Use, subject to conditions					
Use	Zoning Districts					
	R-SF	TR	OP	C	E	RC
Residential						
Single family residential - detached	P	P	P			P
Single family residential - attached		SC		SC		
Two-family, duplex		P	P			
Apartment over Commercial				P		
Semi-detached dwellings						
Accessory Apartment	P	P	P	P		
Multi-family Dwelling						
Senior Housing Project	SE	SE		SE		
Mobile home						
Bed and Breakfast			C	C		
Group Home	P	P	P	P		
Boarders in Residence	C	C	C			C
Boarding house		SC	SC			
Institutional						
Churches and other buildings for religious assembly	SC	SC	P	P	P	
Monasteries, convents, similar uses accessory to churches	SE	SE	P	P	P	
Public buildings, cultural and administrative (town hall, libraries)	P	P	P	P	P	P
Public buildings, emergency (police, fire, rescue) services		SE		P	P	
Cemeteries (not as an accessory use)						P
Home Day Care	P	P	P	P		
Day Care Center, Nursery School	P	P	P	P	P	
Nursing Home	SC	SC	P	SC	P	

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Trade and Vocational Schools			SE	P	P	
Studios for instruction in dance, art, music, similar			P	P	P	
Public/Private Schools	SC			SC	P	
Funeral home	SE	SE	SE	P	P	
Public or non-profit park and/or recreational area	SE	SE	SE	SE	P	P
Commercial						
Artists, photographer galleries, studios		C	P	P	P	
Massage Therapy				C	C	
Retail Shops, including service/repair such as clock, jewelry, repair				P	P	
Convenience, grocery, department, variety, hardware, dry goods stores				P	P	
Hotels, motels				P	P	
Inn			SC	P	P	
Resorts, convention centers, similar				P	P	
Personal service shops, salons, shoe repair, dry cleaning				P	P	
Laundromat				C	C	
Health Spa / Fitness Center / Indoor recreational facilities				P	P	
Banks and Financial Institutions			P	P	P	
Movie cinema, theater, places of indoor amusement				P	P	
Professional office	C	C	P	P	P	
Business offices, including finance, insurance, real estate			P	P	P	
Restaurants, Class I and II restaurants				P	P	
Restaurants, Class III restaurants			P	P	P	
Taverns, nightclubs				P	P	
Small-scale manufacturing and assembly such as cabinet making, furniture upholstery, printing and publishing				SC	P	
Business services, plumbing shops, contractor shops				P	P	
sales/service				SE	P	
Kennel/Cattery				C	P	

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Animal hospital, veterinarian clinic				C	P	
Nursery for plants				P	P	
Small-scale manufacturing and assembly such as cabinet making, furniture upholstery, printing and publishing				SC	P	
Light Industrial					P	
[Wharehousing] WAREHOUSING					P	
Automotive						
Filling stations, service stations, automotive repair, full service garage				SC	C	
Motor vehicle sales, rental, service				SC	P	
Automotive body shop				SC	C	
Automobile parking lots			P	P	P	
Unclassified						
Public utility building / facility	SE	SE		SE	P	SE
Garage / Yard Sales	C	C	C	C	C	C
Carnival				SC	SC	
Temporary Buildings Incidental to Construction				C	C	C
Home Occupations	C	C	C	C		C
Dwelling for resident watchman 75-30				P	P	
COMMERCIAL OR COMMUNITY SOLAR ENERGY SYSTEM				P		
ROOFTOP & GROUND-MOUNTED SOLAR ENERGY SYSTEM	P	P	P	P		P

Section 2. NOW THEREFORE, BE IT FURTHER ORDAINED AND ENACTED, by the Commissioners of the Town of Church Hill, Maryland, that Town Code, Chapter 75 “Zoning”, Art. 4 Overlay Districts, Part 2 Mixed-use Overlay District, § 75-68 Permitted Uses, Special Exception Uses is hereby amended to read as follows:

§ 75-68 Permitted Uses, Special Exception Uses.

A. **[All] EXCEPT FOR COMMERCIAL AND COMMUNITY SOLAR ENERGY SYSTEMS**, uses permitted by right in the underlying district and in the TR district shall be

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permitted by right in the Mixed-Use District, subject to the authority of the Planning Commission as set forth in Subsection E below.

* * *

Section 3. NOW THEREFORE, BE IT FURTHER ORDAINED AND ENACTED, by the Commissioners of the Town of Church Hill, Maryland, that Town Code, Chapter 75 “Zoning”, Art. 6 Site Plans, § 75-129 Developments and Uses Requiring a Site Plan is hereby amended to read as follows:

§ 75-129. Developments and Uses Requiring a Site Plan.

Site plans are divided into two categories;

A. Category 1 site plan review. All commercial and institutional developments, **COMMERCIAL SOLAR ENERGY SYSTEMS**, multi-family dwellings, senior housing projects, and attached dwelling units require Category 1 site plan review. **ALL REQUESTS FOR CERTIFICATES OF PUBLIC CONVENIENCE AND NECESSITY SHALL REQUIRE A CATEGORY 1 SITE PLAN REVIEW.**

B. Category 2 site plan review. Single-family detached dwellings, bed and breakfast facilities, inns, Boarding houses, accessory uses, **RESIDENTIAL SOLAR ENERGY SYSTEMS**, and rehabilitation projects require Category 2 site plan review. This category is for projects with minor impact which require less information than for Category 1 projects and can be reviewed and approved in a shorter time period.

Section 4. NOW, THEREFORE, BE IT FURTHER ORDAINED AND ENACTED, by the Commissioners of the Town of Church Hill, Maryland, that Town Code, Chapter 75 “Zoning”, is hereby amended to create a new Article 9 Solar Energy Systems to read as follows:

ARTICLE 9

SOLAR ENERGY SYSTEMS

§ 75-187 PURPOSE

THE PURPOSE OF THIS ARTICLE IS TO SUPPORT THE DEVELOPMENT OF RENEWABLE ENERGY WHILE ENSURING COMPATIBILITY WITH LAND USE, ENVIRONMENTAL PRESERVATION, VIEWSHED PROTECTION, HISTORIC PRESERVATION, AND COMMUNITY GROWTH AND ECONOMIC DEVELOPMENT

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GOALS ESTABLISHED IN THE TOWN OF CHURCH HILL COMPREHENSIVE PLAN. THIS ARTICLE ESTABLISHES REGULATIONS FOR THE INSTALLATION AND OPERATION OF ROOFTOP, COMMERCIAL-SCALE AND COMMUNITY SOLAR ENERGY SYSTEMS (SES) WITHIN THE TOWN OF CHURCH HILL.

§ 75-188 APPLICABILITY

THE REGULATIONS APPLY TO ALL SOLAR ENERGY SYSTEMS OF ANY SIZE INSTALLED WITHIN THE TOWN LIMITS, WHETHER GROUND OR ROOFTOP MOUNTED, WHETHER PRIVATELY OWNED, COMMERCIAL, OR COMMUNITY SOLAR INSTALLATIONS.

§ 75-189 DEFINITIONS

- A. SOLAR ENERGY SYSTEM (SES): A DEVICE OR STRUCTURAL COMPONENT, OR GROUP OF COMPONENTS, DESIGNED TO COLLECT, STORE, AND/OR DISTRIBUTE SOLAR ENERGY FOR ELECTRICITY GENERATION, HEATING, OR COOLING.**
- B. ROOFTOP SOLAR ENERGY SYSTEM: A SYSTEM OF SOLAR PANELS AND RELATED EQUIPMENT INSTALLED ON THE ROOF OF A PRINCIPAL OR ACCESSORY BUILDING, SERVING THE ONSITE ENERGY NEEDS OF THAT PROPERTY.**
- C. GROUND-MOUNTED RESIDENTIAL SOLAR ENERGY SYSTEM: A SMALL-SCALE SYSTEM INSTALLED ON THE GROUND WITHIN THE PROPERTY LINES OF A RESIDENTIAL LOT, INTENDED PRIMARILY FOR ONSITE CONSUMPTION.**
- D. COMMERCIAL OR COMMUNITY SOLAR ENERGY SYSTEM: A LARGER SYSTEM THAT MAY BE GROUND-MOUNTED OR POLE-MOUNTED, GENERATING ELECTRICITY PRIMARILY FOR OFFSITE USE, INCLUDING SYSTEMS OWNED BY A THIRD PARTY AND CONNECTED TO THE UTILITY GRID.**

§ 75-190 SETBACKS AND PLACEMENT

- A. ALL COMMERCIAL, AND COMMUNITY SOLAR ENERGY SYSTEMS AND ASSOCIATED FACILITIES MUST COMPLY WITH THE FOLLOWING MINIMUM SETBACKS:**

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- a. 150 FEET FROM THE NEAREST WALL OF ANY EXISTING RESIDENTIAL DWELLING NOT LOCATED ON THE PROJECT PARCEL.
 - b. 100 FEET FROM ALL EXTERIOR PROPERTY LINES OF THE PROJECT AREA.
 - c. SETBACKS SHALL BE MEASURED FROM THE PROPERTY BOUNDARY TO THE NEAREST PART OF THE NEAREST SOLAR PANEL, INVERTER, SUBSTATION, OR ASSOCIATED EQUIPMENT.
 - d. SOLAR PANELS AND ACCESSORY EQUIPMENT SHALL NOT BE LOCATED WITHIN PUBLIC ROAD RIGHTS-OF-WAY, EXCEPT FOR NECESSARY INTERCONNECTION EQUIPMENT.
- B. ALL RESIDENTIAL GROUND-MOUNTED SOLAR ENERGY SYSTEMS SHALL COMPLY WITH THE FOLLOWING SETBACKS:**
- a. MINIMUM FRONT YARD SETBACK: 25 FEET
 - b. MINIMUM SIDE YARD SETBACK: 15 FEET
 - c. MINIMUM REAR YARD SETBACK: 25 FEET

§ 75-191 HEIGHT LIMITATIONS

- A. THE MAXIMUM HEIGHT FOR ANY SOLAR PANEL OR RELATED STRUCTURE IN A COMMERCIAL OR COMMUNITY SOLAR ENERGY SYSTEM SHALL BE 15 FEET, MEASURED FROM GROUND LEVEL TO THE HIGHEST POINT.**
- B. THE MAXIMUM HEIGHT FOR ANY GROUND MOUNTED RESIDENTIAL SOLAR PANEL SHALL BE 3 FEET MEASURED FROM THE GROUND TO THE HIGHEST POINT.**
- C. ANY ROOFTOP MOUNTED SOLAR PANEL MAY NOT EXTEND MORE THAN SIX INCHES ABOVE THE ROOF SURFACE.**

§ 75-192 FENCING AND SECURITY

FOR ALL COMMERCIAL AND COMMUNITY SOLAR ENERGY SYSTEMS:

- A. ALL SOLAR ENERGY SYSTEM INSTALLATIONS SHALL BE ENCLOSED WITH NON-BARBED WIRE FENCING, NOT EXCEEDING 20 FEET IN HEIGHT.**
- B. FENCING MUST BE SET BACK AT LEAST 50 FEET FROM THE EDGE OF ANY PUBLIC ROAD RIGHT-OF-WAY.**
- C. FENCING SHALL BE BLACK OR GREEN VINYL-COATED WIRE MESH IF CHAIN-LINK IS USED.**

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D. ALL FENCING MUST BE PLACED BEHIND LANDSCAPE BUFFERS.

§ 75-193 VISUAL IMPACT AND VIEWSHED ANALYSIS

- A. PROJECTS OVER 2 MW (AC) CAPACITY MUST SUBMIT A VIEWSHED ANALYSIS FOR ANY SITE WITHIN 500 FEET OF A RURAL LEGACY AREA, PRIORITY PRESERVATION AREA, PUBLIC PARK, DESIGNATED SCENIC RIVER OR BYWAY, DESIGNATED HERITAGE AREA OR HISTORIC SITE.**
- B. ALL SES MUST BE SITED TO MINIMIZE VISUAL INTRUSION ON NEARBY RESIDENCES, CULTURAL, AND NATURAL RESOURCES.**

§ 75-194 LANDSCAPING AND BUFFERING

- A. ALL COMMERCIAL OR COMMUNITY SES PROJECTS SHALL PROVIDE LANDSCAPE BUFFERS AS PART OF A LANDSCAPING PLAN PREPARED BY A QUALIFIED PROFESSIONAL LANDSCAPE ARCHITECT AS FOLLOWS:**
 - 1. ANY EXISTING FOREST OR HEDGEROW ON THE SITE SHALL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE AND SUPPLEMENTED WITH NEW, NATIVE PLANTINGS WHERE NECESSARY.**
 - 2. A LANDSCAPED BUFFER SHALL BE THIRTY-FIVE (35) FEET IN WIDTH, UNLESS THE PLANNING COMMISSION DETERMINES THAT A NARROWER OR WIDER BUFFER IS APPROPRIATE DUE TO SITE-SPECIFIC CONDITIONS SUCH AS TOPOGRAPHY, ADJACENCY TO EXISTING VEGETATION, OR DISTANCE FROM ROADWAYS OR NEIGHBORING USES.**
 - 3. BUFFERS ARE REQUIRED ALONG:**
 - i. ALL PROJECT AREA PROPERTY LINES**
 - ii. EDGES WITHOUT EXISTING VEGETATIVE SCREENING OVER 50 FEET WIDE**
 - iii. IF THE OWNER DEMONSTRATED AN ALTERNATIVE LOCATION WITHIN THE PROJECT BOUNDARY WILL MAXIMIZE VISUAL SCREENING THAT LOCATION MAY BE USED BY APPROVAL OF THE PLANNING COMMISSION.**
 - 4. VEGETATIVE SCREENING SHALL INCLUDE STAGGERED, MULTILAYERED ROWS OF BOTH EVERGREEN AND DECIDUOUS NATIVE SPECIES, PROVIDING FOUR-SEASON VISUAL SCREENING OF THE SES**

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5. **PLANTINGS MUST REACH SCREENING CAPACITY WITHIN FIVE (5) YEARS AND BE AT LEAST FOUR (4) FEET IN HEIGHT AT TIME OF PLANTING.**
 6. **MAY NOT BE TRIMMED IN SUCH A WAY AS TO STUNT GROWTH OR LIMIT THE EFFECTIVENESS OF THE VISUAL SCREENING.**
 7. **A LANDSCAPING BOND EQUAL TO 100% OF THE TOTAL COST SHALL BE POSTED FOR FIVE (5) YEARS, WITH 50% RELEASE AFTER 90% SURVIVAL IS DEMONSTRATED.**
 8. **ALL REQUIRED LANDSCAPING AND VEGETATIVE BUFFERS SHALL BE MAINTAINED IN GOOD HEALTH AND CONDITION FOR THE DURATION OF THE SOLAR ENERGY SYSTEM'S OPERATION. IN THE EVENT OF VEGETATION LOSS DUE TO DISEASE, DROUGHT, STORM DAMAGE, FIRE, OR OTHER CAUSES, THE OWNER OR OPERATOR SHALL BE RESPONSIBLE FOR PROMPT REPLACEMENT TO MAINTAIN COMPLIANCE WITH THE APPROVED SITE PLAN AND SCREENING REQUIREMENTS.**
 9. **IF, DURING OR AFTER THE BOND PERIOD, VEGETATION IS SIGNIFICANTLY DAMAGED DUE TO CONDITIONS BEYOND THE CONTROL OF THE OWNER OR OPERATOR—including BUT NOT LIMITED TO NATURAL DISASTERS, EXTREME WEATHER, PEST INFESTATION, OR DISEASE—the PLANNING COMMISSION MAY GRANT A REASONABLE PERIOD FOR REPLANTING OR RESTORATION. BOND OBLIGATIONS SHALL NOT EXTEND BEYOND THE FIVE (5)-YEAR TERM UNLESS SPECIFICALLY RENEWED OR EXTENDED BY THE TOWN; HOWEVER, THE OBLIGATION TO MAINTAIN EFFECTIVE VEGETATIVE SCREENING REMAINS ENFORCEABLE THROUGHOUT THE LIFE OF THE PROJECT.**
- B. ALL GROUND MOUNTED RESIDENTIAL SOLAR PANELS SHALL BE SCREENED FROM NEIGHBORING PROPERTIES BY RESIDENTIAL FENCING OR HEDGEROWS THAT SCREEN THE AREA FROM THE GROUND TO THREE FEET ABOVE THE HEIGHT OF THE SOLAR PANEL.**

§ 75-195 SOIL AND SITE DISTURBANCE MINIMIZATION

- A. GRADING SHALL BE MINIMIZED. NO TOPSOIL MAY BE REMOVED FROM THE SITE.**

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- B. NATIVE OR NONINVASIVE GROUNDCOVER MUST BE PLANTED AND MAINTAINED ON THE SITE IN ALL AREAS NOT OCCUPIED BY BUILDINGS, ROADS, OR WALKWAYS WITH A 90% SURVIVAL THRESHOLD.**
- C. HERBICIDE USE IS PROHIBITED EXCEPT FOR SPOT TREATMENT OF INVASIVE SPECIES UNDER AN APPROVED PLAN.**

§ 75-196 SUBSTATIONS AND ANCILLARY EQUIPMENT

- A. SUBSTATIONS AND ENERGY STORAGE OR INTERCONNECTION EQUIPMENT MUST BE SITED TO MINIMIZE PUBLIC VISIBILITY AND COMPLY WITH ALL SETBACKS.**
- B. CRITICAL INFRASTRUCTURE MAY USE ENHANCED FENCING AND MUST BE INCLUDED IN ALL VISUAL AND LANDSCAPE PLANS.**

§ 75-197 NOISE AND LIGHTING

- A. SES FACILITIES SHALL NOT EXCEED 65 DECIBELS AT THE NEAREST PROPERTY LINE UNDER NORMAL OPERATIONS, MEASURED DURING DAYLIGHT HOURS.**
- B. NOISE-GENERATING EQUIPMENT SUCH AS INVERTERS OR TRANSFORMERS MUST BE LOCATED AS FAR AS PRACTICABLE FROM ADJACENT RESIDENCES.**
- C. EXTERIOR LIGHTING IS PERMITTED ONLY AS REQUIRED BY LAW AND NECESSARY FOR SAFETY. EXTERIOR LIGHTING SHALL BE LIMITED TO MOTION-ACTIVATED SECURITY LIGHTS OR DOWNWARD-FACING FIXTURES. ALL LIGHTING MUST COMPLY WITH DARK-SKY PRINCIPLES AND NOT CREATE LIGHT TRESPASS ONTO ADJACENT PROPERTIES.**

§ 75-198 DECOMMISSIONING REQUIREMENTS

- A. FOR A COMMERCIAL OR COMMUNITY SOLAR ENERGY SYSTEM SES OF ANY SIZE, A DECOMMISSIONING PLAN SHALL BE SUBMITTED WITH ANY SES PROPOSAL. THE DECOMMISSIONING PLAN SHALL INCLUDE:
 - 1. A PLAN TO RETURN THE SITE, INCLUDING ALL TOPSOIL TO ITS EXISTING CONDITION BEFORE THE SES WAS LOCATED ON THE SITE; AND**
 - 2. PHOTOGRAPHS, MAPPING, AND SOIL SAMPLES DOCUMENTING THE PRE-DEVELOPMENT SITE CONDITIONS MUST BE TAKEN AND PLACED ON FILE WITH THE TOWN OF CHURCH HILL.****

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- B. THE OWNER/OPERATOR MUST ENTER INTO AN AGREEMENT WITH THE TOWN AND PSC, AND POST A SURETY BOND FOR 125% OF THE PROJECTED DECOMMISSIONING COST, LESS SALVAGE VALUE.
- C. TRUE-UP OF BOND AMOUNT SHALL OCCUR EVERY FIVE (5) YEARS.

§ 75-199 MISCELLANEOUS PROVISIONS

- A. ALL SOLAR ENERGY SYSTEM PROJECTS ARE SUBJECT TO ALL REVIEW PROCEDURES AND FEES SET OUT IN THIS CHAPTER.
- B. RESIDENTIAL SOLAR ENERGY SYSTEMS DO NOT REQUIRE A BUILDING PERMIT, BUT A ZONING CERTIFICATE IS REQUIRED.
- C. PROJECTS LOCATED WITHIN OVERBURDENED OR UNDERSERVED COMMUNITIES, AS DEFINED BY MARYLAND LAW, MUST DEMONSTRATE COMPLIANCE WITH PUBLIC MEETING AND NOTICE REQUIREMENTS.
- D. THE TOWN RESERVES THE RIGHT TO ADOPT ADDITIONAL REGULATIONS CONSISTENT WITH EVOLVING STATE AND FEDERAL LAW.
- E. EXISTING RESIDENTIAL SOLAR ENERGY SYSTEMS CONSTRUCTED PRIOR TO <date of adoption> SHALL BE EXEMPT FROM THIS ARTICLE, EXCEPT AS FOLLOWS: ORDINARY MAINTENANCE AND REPAIR SHALL BE PERMITTED. HOWEVER, ANY EXPANSION OF MORE THAN 10% OF THE EXISTING EXTENT OF THE SYSTEM, SHALL BE BROUGHT INTO COMPLIANCE WITH THIS ARTICLE.

Section 4. NOW, THEREFORE, BE IT FURTHER ORDAINED AND ENACTED, by the Commissioners of the Town of Church Hill, Maryland, that Town Code, Chapter 75 “Zoning”, Article 9 “Definitions” is hereby amended to be titled Article 10 Definitions to read as follows:

[Article 9] **ARTICLE 10** Definitions

Part 1. Definition of Terms

§ [75-187] **75-200** Definitions.

As used in this Chapter the following terms shall have the meaning indicated.

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Section 6. **BE IT FURTHER ORDAINED AND ENACTED** that if any section, subsection, provision, sentence, clause, phrase or word of this Ordinance is for any reason held to be illegal or otherwise invalid by any court of competent jurisdiction, such invalidity shall be severable, and shall not affect or impair any remaining section, subsection, provision, sentence, clause, phrase or word included within this Ordinance, it being the intent of the Town that the remainder of the Ordinance shall be and shall remain in full force and effect, valid and enforceable.

Section 7. **BE IT FURTHER ORDAINED AND ENACTED** that upon adoption, a copy of this Ordinance shall be posted on the Town bulletin board for a period not less than one week after it becomes effective.

INTRODUCED by the Commissioners of the Town of Church Hill, Maryland at a regular meeting on March 17, 2026.

PASSED by the Commissioners of the Town of Church Hill, Maryland at a regular meeting of the Commissioners on _____, 2026.

EFFECTIVE: the ____ day of _____, 2026, which shall be twenty (20) calendar days after its date of adoption.

ATTEST:

THE COMMISSIONERS OF THE TOWN
OF CHURCH HILL

Kyle P. Ambrose, Town Administrator

Charles M. Rhodes, Jr., President

John P. Griffin, Jr., Commissioner

Margaret Coursey, Commissioner

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