

Topic	Existing Regulations <i>Draft text appears in italics</i>	Proposed Regulations <i>Draft text appears in italics</i>	Reason for Change	Public Comment Theme	Zoning Ordinance Committee Recommendation	Staff Recommendation	Planning Commission Public Hearing and Work Session Themes	Current Status
Solar Facility, Utility Scale (new)	Not defined	<i>A photovoltaic system, including but not limited to a ground-mounted solar energy generation facility, built to supply solar power into the electricity transmission or distribution network. It is comprised of a large, decentralized solar panel installation and associated components, which may include energy storage, that aims to provide its power to the power grid at the utility level.</i>	To clearly define terms for principal and accessory solar facilities used in the draft ZO.	None	The ZOC subcommittee is concerned with the specific use standards for commercial solar and in-turn the relative definitions. The ZOC subcommittee and ZOC in whole wants to see this use as a separate ZOAM following the ZOR.	Staff recommend approval as drafted. Staff drafted new definitions for these terms, which are related directly to the draft specific use standards for solar facilities.	Scheduled for Public Hearing on 1/24/23	
Native Plant (new)	Not defined	<i>Any plant specified as "Native" in the FSM, plus any plant from any of the following categories.</i> <i>Regional Native: Plants (including their cultivars) shown on the USDA Plant List of Accepted Nomenclature, Taxonomy, and Symbols (PLANTS) Database naturally occurring within the state of Virginia or the states of West Virginia or Maryland. Northern Virginia Native: Plants (including their cultivars, and excluding any hybrid species) shown on the USDA PLANTS Database naturally occurring within the state of Virginia in any of the following areas: Loudoun County, Fairfax County, Prince William County, Fauquier County, Clarke County, Arlington County, or the City of Alexandria.</i>	Previous and new regulations require minimum native plant percentages, but there has been no definition for native plant in the zoning ordinance.	Require native plants for new development and redevelopment	ZOC did not make comments relative to native plant definition but during discussion, ZOC supported the concept of requiring the planting and long-term maintenance of native plants, as well as the removal of invasive species.	Staff recommends approval as drafted. B&D and P&Z Staff drafted a new native plant definition with determined regional and local plant ranges.	The PC requested specifying what is meant by "native" (i.e., county, region, southeastern US).	The PC endorsed the new definition during a Work Session discussing development standards.