City of Greenfield, MA

DRAFT October 22, 2026

§ 200-7-23. BATTERY ENERGY STORAGE SYSTEMS

A. Purpose.
The purpose of this ordinance is to advance and protect the public health, safety, welfare, and quality of life by creating regulations for the installation and use of battery energy storage systems, with the following objectives:

(1) To provide a regulatory scheme for the location, construction and operation of battery energy storage systems consistent with best practices and safety protocols;

(2) To ensure compatible land uses in the vicinity of the areas affected by battery energy storage systems and to mitigate any potential impacts on abutting and nearby properties; and

(3) To mitigate the impacts of battery energy storage systems on environmental resources such as agricultural lands, forests, wildlife, wetlands and other natural resources.

This ordinance shall be construed to be consistent with state law, including but not limited to the consolidated siting and permitting process for small clean energy infrastructure facilities established under Chapter 239 of the Acts of 2024 and the provisions of General Laws Chapter 40A, Section 3, and state regulations, including but not limited to the provisions of the State Building Code, State Fire Code, and State Electrical Code. In the event of any conflict between the provisions of this section and the provisions of state law or regulations, the state law and regulations shall prevail.

B. Applicability.
This section applies to all new BESS installations permitted, installed, decommissioned, or modified after the effective date of this ordinance, excluding general maintenance and repair. This section is intended to align with the consolidated siting and permitting process for small clean energy infrastructure facilities established under Chapter 239 of the Acts of 2024. In the event of any inconsistency, the provisions of Chapter 239 shall govern.

a. This section applies to all Tier 1, Tier 2, and Tier 3 BESS defined as follows:
   i. Tier 1 Battery Energy Storage Systems include systems with an aggregate energy capacity less than 250 kWh.
   ii. Tier 2 Battery Energy Storage Systems have an aggregate energy capacity equal to or greater than 250 kWh but less than 1MWH.
   iii. Tier 3 Battery Energy Storage Systems have an aggregate energy capacity greater than 1 MWh or are comprised of more than one storage battery technology in a room or enclosed area.

Commented [EW1]: Policy decision: How should the tiers be defined?

C. Permitting Requirements
The following requirements are common to all BESS installations to be sited in designated locations.

a. Compliance with Laws, Ordinances, and Regulations. The construction and operation of all BESS Installations shall be consistent with all applicable local, state, and federal requirements, including but not limited to all applicable safety, construction, electrical,

and communications requirements. No BESS installation shall be constructed, installed, or modified as provided in this section without first obtaining building and/or electrical permits. Other applicable requirements may include but are not limited to DOER's Regulations and Guidance for Small Clean Energy Infrastructure Facility Siting and Permitting, Department of Environmental Protection (MassDEP) noise standards, the State Fire Code, the Massachusetts Environmental Policy Act (MEPA), and other applicable local bylaws.

b. Pre-filing Requirements. As applicable per 225 CMR 29.08: Pre-filing Requirements, applicants must complete several pre-filing steps including, but not limited to, filing a Notice of Intent to File Application, meeting Public Notice Requirements, and submitting a Pre-Filing Engagement Completion Checklist.

c. Permitting Requirements for Tier 1 Battery Energy Storage Systems.
Tier 1 Battery Energy Storage Systems are allowed by right in all zoning districts, subject to applicable provisions of the State Building Code, Electrical Code, Fire Code, and other applicable codes, and are subject to site plan review and such provisions of this ordinance as are applicable.

d. Permitting Requirements for Tier 2 and Tier 3 Battery Energy Storage Systems.
As identified in Use Regulations Schedule in Article IV Tier 2 and Tier 3 Battery Energy Storage Systems are:
   i. Allowed by right in the General Industrial (GI) and Planned Industrial (PI) zoning districts, subject to applicable provisions of the State Building Code, Electrical Code, Fire Code, and other applicable codes, and are subject to site plan review and such provisions of this ordinance as are applicable.
   ii. Required to be issued a special permit from the Zoning Board of Appeals in the Rural Residential (RC), Suburban Residential (RB), General Commercial (GC), and Office (O) zoning districts, and
   iii. Prohibited in the Urban Residential (RA), Semi-Residential (SR), Hospital (H), Central Commercial (CC), Limited Commercial (LC) zoning districts.

e. Utility Notification. No Tier 2 or Tier 3 BESS installation shall be constructed until evidence has been given to the Site Plan Review Authority that the utility company that operates the electrical grid where the installation is to be located has been informed of the BESS owner or operator's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.

D. Safety and Environmental Standards

a. Equipment. BESS and associated equipment shall be certified by a Nationally Recognized Testing Laboratory to UL 9540 (Standard for BESS); approved equivalent standard, or subsequent standard. All subcomponents shall meet the following standards as applicable:
   i. UL 1973 (Standard for Batteries for Use in Stationary, Vehicle Auxiliary Powerand Light Electric Rail)
   ii. UL standards for the battery technology used in the BESS Installation (e.g., UL1642, Standard for Lithium Batteries)
   iii. UL 1741 (Inverters and Power Converters)

Commented [EW2]: Policy decision: Where should BESS be allowed by right, by site plan approval, and by special permit?

Commented [EW3]: Policy decision: Should BESS installations co-located with solar PV have different permitting requirements? BESS installations accessory to a building or integrated in a building have different permitting requirements? Or should permitting only be by Tier (as presented in Oct 22 draft)?

iv. For all Tier 2 and Tier 3 systems, the UL9540A test report for the product shall be made available to the fire marshal and building officials. If Site Plan Review is required, it shall also be provided to the Site Plan Review Authority.
v. The BESS shall be maintained in good working order and in accordance with industrystandards.
vi. Site access shall be maintained, including snow removal at a level acceptable to the Fire Department.

b. Emergency Services. The BESS owner or operator shall provide a copy of the project summary, electrical schematics, and site plan to the Greenfield Fire Chief. All means of shutting down the BESS shall be clearly marked. The owner or operator shall identify a person responsible for public inquiries throughout the life of the installation. Site specific procedures for handling emergencies shall be established in the Emergency Response Plan.

c. Land Clearing and Soil Erosion. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the BESS Installation or otherwise prescribed by applicable laws, regulations, and bylaws.

d. PFAS. The applicant shall certify that non-PFAS fire-suppression foams shall be employed to the extent that they are commercially available, efficacious, and compliant with federal and state fire codes.

e. Containment of Liquid Hazardous Materials. Liquid hazardous materials shall be stored in a containment area that, in the case of leaks, is capable of containing 110% of the largest volume stored in the containment area.

f. Vegetation and tree-cutting. Areas within twenty feet on each side of Tier 2 or Tier 3 Battery Energy Storage Systems shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees, shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground covers shall be permitted provided that they do not form a means of readily transmitting fire. Removal of trees should be minimized to the extent possible.

Commented [EW4]: Policy decision for Fire Department's review: How large should the no-vegetation buffer be?

g. Mitigation for Loss of Carbon Sequestration and Forest Habitat. If land that is Forestland or has been Forestland within one year immediately preceding the filing an application to install a Tier 2 or Tier 3 BESS, an area of unprotected (meaning, not subject to G.L. c. 184, sections 31-33 at time of application) land on the same lot and of a size equal to the total area of Forestland that will be eliminated, cut, destroyed, or otherwise disturbed by such installation shall remain in substantially its natural condition without alteration, including prohibition of commercial forestry or tree cutting not related to the maintenance of the installation, until such time as the installation is decommissioned; except in response to a natural occurrence, invasive species or disease that impacts the trees and requires cutting to preserve the health of the forest.

h. Mitigation for Disruption of Trail Networks. If existing trail networks, old roads, or woods or cart roads are disrupted by the location of a Tier 2 or Tier 3 BESS, alternative trail alignments shall be constructed by the applicant, although no rights of public access may be established hereunder.

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i. Mitigation for Disruption of Historic Resources and Properties. Historic resources, structures and properties, such as cellar holes, farmsteads, stone corrals, marked graves, water wells, or pre-Columbian features, including those listed on the Massachusetts Register of Historic Places or as defined by the National Historic Preservation Act, shall be excluded from the areas proposed to be developed for a Tier 2 or Tier 3 BESS..

Commented [EW5]: Translate to site plan requirements

Commented [EW6]: Policy decision: Should mitigation be required? If so, how much and for what?

E. Safety

a. System Certification. Battery energy storage systems and equipment shall be listed by a Nationally Recognized Testing Laboratory to UL 9540 (Standard for battery energy storage systems and Equipment) or approved equivalent, with subcomponents meeting each of the following standards as applicable:

(a) UL 1973 (Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications);
(a) UL 1642 (Standard for Lithium Batteries);
(b) UL 1741 or UL 62109 (Inverters and Power Converters);
(c) Certified under the applicable electrical, building, and fire prevention codes as required.
(d) Alternatively, field evaluation by an approved testing laboratory for compliance with UL 9540 (or approved equivalent) and applicable codes, regulations and safety standards may be used to meet system certification requirements.

b. Site Access. Site access shall be maintained, including snow removal at a level acceptable to the Greenfield Fire Department. For so long as the BESS is operational, the operator shall provide the Fire Department, Police Department, Building Commissioner, and Mayor's office with contact information for personnel that can be reached 24 hours per day every day, and this contact information shall be updated by the operator whenever there is a change in the information. The operator shall also be required to have an official representative be present onsite not later than two hours after notification by the Fire Chief, Police Chief, or their designee. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders.

c. Yearly Site Inspection. A yearly inspection shall be conducted by a Massachusetts Licensed Professional Engineer per the Yearly Site Inspection Plan. A Corrective action plan shall be developed for any open or continuing issues that are reported. A report describing the results of the site inspection and corrective action plan shall be provided to the Greenfield Fire Department, Police Department, Greenfield Building Commissioner and Mayor's Office.

F. Design and Performance Standards for Tier 2 and Tier 3 Battery Energy Storage Systems
The following requirements apply to all Tier 1, Tier 2, and Tier 3 BESS subject to this ordinance, except where it is specifically noted to apply only to Tier 2 and Tier 3 BESS:

a. Access roads. All access roads should be at least 20' wide, constructed of an all-weather surface, and be cleared of obstructions on both sides by at least 2'. A 16' vertical clearance should be maintained for large vehicle access. Access gates erected onsite should be at least 20' wide, accessible via Greenfield Fire Department lock. Access to all four sides of each enclosure should be provided where practical.

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b. Utility Connections. All utility connections including associated equipment and utility equipment shall be placed underground or pad mounted, unless soil conditions, shape, or topography of the site as verified by the City's Engineer dictate above ground installation. Electrical transformers for utility interconnections may be above ground if required by the utility provider.

c. Signage.
   i. Signage shall comply with the requirements of § 200-6.7 of the Zoning Ordinance and the following additional requirements; in the event of a conflict between the provisions of § 200-6.7 and this section, the requirements of this section shall prevail.
   ii. The signage shall be in compliance with ANSI Z535 and shall include the type of technology associated with the battery energy storage systems, any special hazards associated, the type of suppression system installed in the area of battery energy storage systems, and 24-hour emergency contact information, including reach-back phone number. Signage must be updated to reflect any changes to contact information within 90 days of any changes.
   iii. As required by the state electrical code, disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
   iv. Signage compliant with ANSI Z535 shall be provided on doors to rooms, entrances to BESS facilities, and on BESS outdoor containers.

d. Lighting. Lighting of the battery energy storage systems shall be limited to that minimally required for safety, security and operational purposes and shall be consistent with local, state and federal law. Lighting of other parts of the installation, such as appurtenant structures, shall be limited to that required for safety and operational purposes, shall be shielded to eliminate glare from abutting properties, shall be directed downward, and shall incorporate cut-off fixtures to reduce light pollution.

e. Setbacks.
   i. Tier 2 and 3 Battery Energy Storage Systems shall be set back a minimum of 25 feet from all side, rear, and front lot lines. Tier 2 and Tier 3 BESS shall be set back a minimum of 150 feet from side, rear, and front lot lines that abut or are across a street from residential zoning districts or existing single, two-family, or multi-family structures. The minimum setback areas shall include a vegetated Buffer/Screening Area at least twenty feet wide along all property lines. Access drives and parking are allowed in the setback areas, but shall not intrude into the required Buffer Areas except where necessary to provide access or egress to the property. In addition, a minimum of 10 feet must be maintained, if within a building, between BESS components and all stored combustible materials, hazardous materials, high-piled storage, infrastructure.
   ii. Battery Energy Storage Systems shall be sited at least two hundred feet (200') from abutting properties' wells and septic systems.

Commented [EW7]: Policy decision: How big should the setbacks be?

f. Dimensional. Tier 2 and Tier 3 Battery Energy Storage Systems shall comply with the dimensional limitations for principal structures of the underlying zoning district as provided in The Table of Dimensional Requirements of this Zoning Ordinance, unless otherwise provided in this ordinance.

g. Fencing Requirements. Tier 2 and Tier 3 Battery Energy Storage Systems, including all mechanical equipment, shall be enclosed by a minimum eight foot high fence with a self-locking gate to prevent unauthorized access unless housed in a dedicated-use building. Security barriers, fences, landscaping, and other enclosures must not inhibit required air flow to or exhaust from the BESS and components. Electrical equipment greater than 1,000V require a separate and additional means to restrict access. NFPA 855 requires specialty safety systems to be provided based on the BESS chemistry and installed location.

h. Screening and Visibility. Tier 2 and Tier 3 Battery Energy Storage Systems shall have views minimized from adjacent properties to the extent reasonably practicable using architectural features, earth berms, year-round landscaping, or other screening methods that will harmonize with the character of the property and surrounding area. Such features may not inhibit required air flow to or exhaust from the BESS and components and must comply with required setbacks. For smaller projects, screening may be reduced or waived at the discretion of the Site Plan Review Authority.

i. Noise: BESS installations must comply with state noise regulations (310 CMR 7.10) and local performance standards, per Zoning Code Section 200-6.8. An Acoustic Study shall be provided in order to ensure that any increase in sound complies with Mass DEP requirement limiting any increase in ambient noise to be less than 10 decibels at the property line. To the extent practicable, noise producing equipment shall be located at the maximum distance possible from residences and other sensitive noise receptors.

G. Site plan application. For a Tier 2 or Tier 3 Battery Energy Storage System the site plan application shall include the following information, in addition to that required by § 200-8.3 of this Zoning Ordinance. The Site Plan Review Authority may waive document requirements as it deems appropriate.

a. A detailed description of the project, including the proposed site footprint and the surrounding area with relevant maps, figures, drawings, anticipated permits, any proposed Community Benefits Plan if applicable;

b. A one- or three-line electrical diagram detailing the battery energy storage system layout, associated components, and electrical interconnection methods, with all State Electrical Code compliant disconnects and over current devices;

c. A preliminary equipment specification sheet that documents the proposed battery energy storage system components, inverters and associated electrical equipment that are to be installed, including the manufacturer and model. A final equipment specification sheet shall be submitted prior to the issuance of building permit;

d. Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the battery energy storage system. Such information of the final system installer shall be submitted prior to the issuance of building permit;

e. Fire Safety Compliance Plan. Such plan shall document and verify that the system and its associated controls and safety systems are in compliance with state codes, including documentation that BESS components comply with the safety standards set forth in § 200-58(H).

f. Large-scale fire test data, evaluation information, and calculations, and modeling data. For any of the following, UL 9540A fire test data must be made available to the Planning Board and Fire Department for review: - BESS systems with a capacity of greater than 50kWh - BESS systems with spacing between arrays of less than 3 feet;

g. Safety data sheet (SDS) that address response safety concerns and extinguishment;

h. Total limit of disturbance;

i. Total area of vegetation clearing, not including mowed field;

j. Location of noise producing equipment;

k. Trees with a diameter at breast height (DBH) of 20 inches or greater within the project site;

l. Explanation and map showing required mitigation of loss of carbon sequestration and forest habitat, disruption of trail networks, and disruption of historic resources and properties;

m. Overheard and underground utilities;

n. Site Suitability Report, if applicable, as prescribed by 225 CMR 29.06(02);

o. Documentation of actual or prospective access and control of the project site sufficient to allow for construction and operation of the proposed BESS installation;

p. Operation and Maintenance Plan, which shall include measures for maintaining safe access to the installation, stormwater controls, and general procedures for operational maintenance of the installation;

q. Emergency Operations Plan compliant with NFPA 855. A copy of the Emergency Operations Plan approved by the Greenfield Fire Department shall be given to the system owner, the local fire department, and local fire code official. The emergency operations plan shall include the following information:
    i. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe startup following cessation of emergency conditions.
    ii. Procedures for inspection and testing of associated alarms, interlocks, and controls, including time intervals for inspection and testing.
    iii. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.
    iv. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.

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v. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.
vi. Procedures for safe disposal of battery energy storage system equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged battery energy storage system equipment and any affected soils from the facility.
vii. Other procedures as determined necessary by the City to provide for the safety of occupants, neighboring properties, and emergency responders.
viii. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures;

r. Proof of Liability Insurance. The applicant or property owner shall provide evidence of commercially liability insurance in an amount and type generally acceptable in the industry and approved by the Site Plan Review Authority to in effect until such facility has been decommissioned, removed, and the site restored in accordance with this ordinance;

s. Documentation that the project has complied with all applicable pre-filing requirements in 225 CMR 29 29.08;

H. Monitoring and Maintenance.

a. Maintenance. The BESS installation owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained at a level acceptable to the local Fire Chief and Emergency Medical Services. The owner or operator shall be responsible for the cost of maintaining the BESS installation and any access road(s), unless accepted as a public way.

b. Modifications. All material modifications to BESS installations which require a Site Plan Review made after the issuance of the required building permit shall require approval by the Site Plan Review Authority. Any increase in Site Footprint or capacity in kW or kWh, or significant alterations to project configuration shall constitute a material modification.

c. Ownership Changes. A new owner or operator of the battery energy storage system shall notify the Building Commissioner of such change in ownership or operator within 30 days of the ownership change. Notifications must include name, business address, phone number, email address, and emergency phone number of the new owner.

I. Abandonment or Decommissioning

a. Removal Requirements. Any Tier 2 and Tier 3 BESS installation which has reached the end of its useful life or has been abandoned consistent shall be removed. The owner or operator shall physically remove the installation no more than 150 days after the date of discontinued operations. The owner or operator shall notify the Greenfield Building Commissioner in writing at least twenty days prior to a BESS installation being decommissioned by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:
i. Physical removal of all BESS installations, structures, equipment, security barriers, and distribution and/or transmission lines from the site.

ii. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
iii. Stabilization of re-vegetation of the site as necessary to minimize erosion. The Site Plan Review Authority may allow the owner or operator to leave landscaping or designated below-grade foundations to minimize erosion and disruption to vegetation.

b. Abandonment. The BESS shall be considered abandoned when it ceases to operate consistently for more than twelve (12) months. The system shall be presumed abandoned if the owner and/or operator fails to respond affirmatively within thirty (30) days to a written inquiry from the Building Inspector as to the continued validity and operation of the system. If the owner or operator fails to comply with decommissioning upon any abandonment, the municipality shall have the right, to the extent it is otherwise duly authorized by law, to enter the property and physically remove the installation at the expense of the owner of the installation and the owner(s) of the site on which the installation is located. The City may use the financial surety as described in the Decommissioning Fund below for this purpose.

c. Decommissioning Fund. Prior to construction, the project owner shall provide to the City, in cash, bond, letter of credit, escrow, or another form reasonable acceptable to the Site Plan Review Authority, a surety to cover the cost of removal in the event the City must remove the BESS installation and remediate the landscape. The amount of the surety shall be 125% (percent) of a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The project owner shall provide an updated estimate after ten (10) years of project operation and subsequent updates in five-year intervals after that date, for the remainder of the project's lifetime. This surety will not be required for municipally or state-owned facilities.

d. Batteries. Failed battery cells and modules shall not be stored on the site and shall be removed no later than 30 days after deemed failed by the BESS operator or cell/module manufacturer. The operator shall notify the Greenfield Fire Department in advance if the type of battery or batteries used onsite is to be changed.

J. Definitions. As used in this ordinance, the following terms shall have the meanings indicated. Terms that are not defined herein or elsewhere in this Zoning Ordinance shall be as defined in NFPA 855 if applicable.

ANSI -- American National Standards Institute.

BATTERY ENERGY STORAGE SYSTEM (BESS) – A system consisting of one or more battery modules for storing electrical energy, any equipment needed to support the safe and proper function or usage of the battery modules, and one or more physical containers providing secondary containment to any of the above. It may be a primary or accessory use to a solar generating facility, power generation facility, or other similar uses.

BATTERY OR BATTERIES -- A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge, and store energy electrochemically. For the purposes of this ordinance, batteries utilized in consumer products are excluded from these requirements.

COMMUNITY BENEFITS AGREEMENT (CBA) – A legally binding, negotiated agreement between a project applicant and a community, often represented by a coalition of community groups or a local government body, which outlines benefits the communities will receive and is prepared in accordance with the standards and guidelines developed by the Office of Environmental Justice and Equity, pursuant to M.G.L. c. 21A, § 29.

FOREST LAND -- An ecosystem at least one acre in size stocked with trees capable of producing timber or other wood products which have not been developed for other uses.

NFPA -- National Fire Protection Association.

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Amend the Table of Uses as follows:

Table of Uses
City of Greenfield
Ch. 200, Zoning (cont'd)

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Contractor's yard	N	N	N	N	N	N	N	SP	N	Y	N
Open storage of raw materials, finished goods, or equipment	N	N	N	N	N	N	N	SP	N	Y	SP
Light industry, manufacturing or processing plant	N	N	N	N	N	N	N	SP	N	Y	Y
Research and development facilities	N	N	N	N	SP[11]	SP	SP	SP	SP	Y	Y
Salvage/junkyard	N	N	N	N	N	N	N	N	N	SP	N
Waste hauling establishment	N	N	N	N	N	N	N	SP	N	SP	N
Large-Scale Ground-Mounted Solar Photovoltaic Installations pursuant to ~ 200-7.15	SP	SP	N	N	N	N	N	SP	SP	Y	Y
Renewable/alternative energy R&D facility	N	N	N	N	N	N	N	SP	N	Y	Y
Renewable/alternative energy manufacturing facility	N	N	N	N	N	N	N	N	N	Y	Y
Building-Integrated Solar Energy System pursuant to ~ 200-7.16	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Small-Scale Ground-Mounted Solar Energy System pursuant to ~ 200-7.16	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y
Tier 1 Battery Energy Storage System Pursuant to ~ 200-7.23	***Y***	***Y***	***Y***	***Y***	***Y***	***Y***	***Y***	***Y***	***Y***	***Y***	***Y***
Tier 2 and Tier 3 Battery Energy Storage System pursuant to ~ 200-7.23	***SP***	***SP***	***N***	***N***	***N***	***N***	***N***	***SP***	***SP***	***Y***	***Y***

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Amend Sections § 200-8 through § 200-24 as follows:

~ 200-8. Application of use regulations.

C. Uses permitted in all districts.

Add a new number 6 as follows:

(6) Tier 1 Battery Energy Storage System.

~ 200-9. Rural Residential District (RC).

C. Uses permitted by special permit.

Add a new number 23 as follows:

(23) Tier 2 and Tier 3 Battery Energy Storage Systems.

~ 200-10. Suburban Residential District (RB).

C. Uses permitted by special permit.

Add a new number 21 as follows:

(21) Tier 2 and Tier 3 Battery Energy Storage Systems.

~ 200-16. General Commercial District (GC).

C. Uses permitted by special permit.

Add a new number 40 as follows:

(40) Tier 2 and Tier 3 Battery Energy Storage Systems.

~ 200-17. Office District (O).

C. Uses permitted by special permit.

Add a new number 15 as follows:

(15) Tier 2 and Tier 3 Battery Energy Storage Systems.

~ 200-18. General Industry District (GI).

B. Uses permitted.

Add a new number 29 as follows:

(29) Tier 2 and Tier 3 Battery Energy Storage Systems.

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~ 200-19. Planned Industry District (PI).

B. Uses permitted.

Add a new number 25 as follows:

(25) Tier 2 and Tier 3 Battery Energy Storage Systems.

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