

Draft Zoning Text Amendment – District Energy in the FOI and RC Districts

SECTION 1: AMENDMENT "15.12.050 District Use Table" of the Vineyard Zoning Code is hereby amended by adding District Energy as a permitted use with all other columns marked N, unless the Council elects to include them, as follows:

Use	BP	RC	NC	FOI	M	PF
District Energy	P	P	P	P	P	P

13. District Energy may be owned or operated by a public utility, a heat corporation, a public entity, or a private provider. Where District Energy also meets the description of another use in this table, the District Energy listing and VZC 15.34.[] apply.

SECTION 2: AMENDMENT. "15.60 Definitions" is amended by adding the following definitions in alphabetical order.

- District Energy. A use that produces, recovers, exchanges, stores, or distributes thermal energy through hot water, chilled water, steam, or any other heat-transfer medium from one or more central or distributed sources to serve two or more buildings, lots, or users, whether or not under common ownership and regardless of the ownership, size, or regulatory status of the provider. District Energy includes District Energy Plants, thermal distribution piping, thermal storage, and Energy Transfer Stations, and may be permanent, temporary, or modular. District Energy may use any lawful energy source or technology, including sources and technologies that become available after adoption of this definition.
- District Energy Plant. A facility that produces, recovers, stores, and distributes thermal and electrical energy such as steam, electricity, hot water, or chilled water, from one or more central or distributed plants to multiple buildings or uses. The energy may be used for power, heating, cooling, or domestic hot water. A District Energy Plant may include boilers, chillers, heat pumps, cooling towers, heat exchangers, waste-heat recovery equipment, pumps, thermal storage tanks, control systems, and related accessory structures and equipment. Thermal energy may be derived from any lawful source, including electricity, natural gas, ground-source or geothermal exchange, wastewater heat recovery, and waste or reject heat from industrial, power generation and similar uses.

- Energy Transfer Station. Equipment within or attached to a served building that transfers thermal energy between District Energy and the building's own heating, cooling, or hot water systems, including heat exchangers, meters, valves, and controls.

VZC 15.34.[] District Energy

15.34.[] District Energy. District Energy shall comply with the following:

. Purpose: The purpose of this section is to allow District Energy to share heating and cooling across multiple buildings and lots, including the reuse of waste and reject heat.

2. Permit requirements: District Energy is allowed in districts as listed in VZC 15.12.050 District Use Table.

3. Site plan approval: A District Energy Plant requires site plan approval under VZC 15.24. Review shall address access, parking, landscaping, lighting, noise, and off-site impacts.

4. Building design: District Energy Plants are exempt from the building design requirements of VZC 15.36.

5. Height: Exhaust stacks, cooling towers, and similar equipment may exceed the district's maximum building height by up to [15] feet.

6. Parking and service access: Parking shall be determined through site plan review based on staffing, with a minimum of [two (2)] spaces and access for service and delivery vehicles. The general parking ratios of VZC 15.38 do not apply.

7. Regulatory authorization: The operator shall hold any certificate or authorization required under Utah law for the provision of district energy service before the plant begins serving customers.