



Solar Spotlight

Dryden West Moraine, OH



Acreage: 18.7

Zoning: M-2, General Industrial. This property is suitable for solar development. Ground-mounted solar systems are not prohibited by the City's zoning ordinance. Refer to this ordinance for more detail.

Property Description: The Property, with an oblong rectangular shape, is immediately east of Interstate 75. It is bordered on the east by Dryden Road, on the south by Hoylake Court and on the north by another former GM property. Various "lagoons" of stabilized waste were covered during remediation with at least 10 feet of clean fill, leaving a relatively flat surface that is ideal for solar redevelopment.

Marketing Brochure:

[Dryden West Brochure](#)

Electric Provider:

[AES Ohio](#)

Potential Customers/Partners: Major manufacturers near the property include Fuyao Glass America, a maker of auto replacement glass. The property is in a manufacturing area that has seen a surge in logistics-related development because of its location and infrastructure.

Ohio Solar at a Glance:

- Renewable Energy Portfolio Standard goal of 8.5% by 2026.

Incentives for Industrial/Commercial Consumers, Developers:

- Ohio Air Quality Development Authority provides financing for new air quality facilities for all types of Ohio businesses, ranging from small, family-owned shops to multi-million-dollar manufacturing plants.
- Energy Loan Fund: [low-cost financing program](#) to small businesses, manufacturers, nonprofits, and public entities for energy efficiency improvements. Eligible activities include energy retrofits, energy distribution technologies and renewable energy technologies. Qualified projects must achieve 15% reduction in energy usage, demonstrate economic and environmental impacts and be included within a long-term energy strategy for the community being served.
- Sales tax relief for energy conversion and thermal efficiency facilities.
- Assessed value of system exempt from state property tax.

Net Metering & Interconnection Policies:

- No capacity limit specified, but system must be sized primarily to offset part or all of customer's electricity requirements. Program applies to investor-owned utilities.

Additional Resources:

[Public Utilities Commission of Ohio](#)