



Solar Spotlight



Elyria Industrial Land

Elyria, OH



Acreage: 95.26

Zoning: H-I, Heavy Industrial. This property is suitable for solar development. The City's zoning ordinance does not identify ground-mounted solar systems as any form of use. Contact the City for more information.

Property Description: The property previously was associated with a former GM manufacturing plant. The landfill has been closed in accordance with plans and specifications approved by the Ohio Environmental Protection Agency (EPA). There are no buildings or structures on the property.

Marketing Brochure:

[Elyria Industrial Land Brochure](#)

Electric Provider: [First Energy](#)

Potential Customers/Partners: Northern Ohio Industrial Park is a 1.2-million-square-foot warehouse located directly west of RACER's property. 3M is the largest nearby manufacturer. A small substation is located nearby.

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](#)