

PIATT COUNTY
ZONING ORDINANCE

APPENDIX C
STANDARDS FOR
WIND ENERGY
CONVERSION SYSTEMS
15-50 kW

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STANDARDS FOR WIND ENERGY CONVERSION SYSTEMS 15-50 kW

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I. INTRODUCTION

A. *Title*

This Ordinance shall amend the Piatt County Zoning Ordinance and be known, cited and referred to as **Appendix C Standards for Wind Energy Conversion Systems 15-50 kW**.

B. *Purpose*

This Ordinance is adopted to ensure that any development and production of wind-generated electricity in Piatt County is safe, efficient and effective.

II. DEFINITIONS

- A. "Applicant" means the entity or person who submits to the County an application for a permitted use for any WECS 50 kW or less.
- B. "Construction Permit" means the building permit which shall be obtained from the Zoning Officer prior to commencing any construction on the WECS project.
- C. "Owner" means the entity or person with a direct interest in the WECS, including their respective successors and assigns.
- D. "Professional Engineer" means a qualified individual who is licensed as a professional engineer in any state in the United States.
- E. "Structure" means, for each property, the structure that one or more persons occupy the majority of time for either business or personal reasons.
- F. "WECS" means all facilities, including the turbine, tower, conversion electronics, control electronics, guy wires, cables and all other related devices and equipment that together convert wind energy into electricity and deliver that electricity to the structure. If the WECS is designed to allow excess electricity to be routed to a power company then equipment necessary for such routing is also part of the WECS.
- G. "WECS Tower" means the support structure to which the generator and rotor are attached.
- H. "WECS Tower Hub Height" means the distance from the center of the rotor hub to the top surface of the WECS tower foundation.
- I. "WECS Tower Tip Height" means the distance from the rotor blade at its highest point to the top surface of the WECS tower foundation.

III. APPLICABILITY

This Ordinance governs the permitted use of WECS that generate electricity to be used by the owner of the WECS, that person locating the WECS on their own property, or on rented property with written approval from the owner of the property, for personal use or for metering the excess to a power company.

IV. PROHIBITION

No WECS project shall be constructed, erected, installed or otherwise located within Piatt County unless a prior special use permit application has been approved for each separate installation. A construction permit for each separate installation shall be issued by the Piatt County Zoning Officer before construction begins.

V. CONSTRUCTION PERMIT APPLICATION

- A. The applicant must obtain a construction permit application and submit the completed form to the Piatt County Zoning Officer.
- B. The construction permit application must include the following:
 - 1. The location of the project by property index number (PIN).
 - 2. The location of the project by a site plan including dimensions of the property and measurements to the tower base from all property lines.
 - 3. The name plate generating capacity.
 - 4. The maximum height of the tower to the tip of the rotor at full upright position, as defined in **II. I.**
 - 5. The name, address, and phone number of the applicant, owner and operator, and all property owners for the PIN site given.
 - 6. A site plan as defined in (2) above, plus any guy wires, anchor bases, property lines, setback lines, power lines, cabling to a receiving utility (if any) and layout of all structures within the geographic boundaries of any applicable setback.
 - 7. All required proofs of interconnection and approvals demonstrating compliance with this Ordinance, to include standard drawings, a line drawing of the electrical components of the system in enough detail to show the installation conforms to the National Electrical Code.
 - 8. Any other information required by the County as part of its Zoning Ordinance.

VI. DESIGN AND INSTALLATION

- A. WECS shall conform to applicable industry standards.
- B. WECS braking system must be present and consistent with industry standards, unless otherwise stated in the interconnection agreement.
- C. The same color standards are required as for commercial wind farms, including painting of towers and blades in flat white, gray, or another non-reflective, unobtrusive color.

- D. Projects shall comply with FAA regulations, and any other federal, state and local laws and regulations.
- E. No artificial lighting shall be permitted unless required by the FAA. Required lights shall be shaded to stop glare from extending beyond parcel boundaries.
- F. Advertising and “wind stunts” are not permitted, to include banners wind socks, whirling ornaments, flags and other devices added to call attention to the structure.
- G. Propeller blade clearance must be a minimum of 15 feet from blade tip at its lowest level to the base.
- H. No prohibition is given for maximum height to the blade tip. The maximum height shall not exceed the limit recommended by the manufacturer or distributor of the system.
- I. Setbacks shall include the following:
 1. Setbacks include guy wires and anchoring systems no closer than 10 feet from adjacent property lines.
 2. Setbacks include the maximum tower tip height (plus 10 feet, or 1.1 times tower tip height) from adjacent property lines, above ground third party transmission lines and telephone lines, roads, communications towers and from occupied structures on the same parcel as the project.
 3. Setbacks include 1.5 times the maximum tower tip height from dwellings on adjacent properties.
 4. Waivers will be permitted on setbacks. Waivers will be presented in writing by the owners of adjacent properties.

VII. OPERATION

Interference

Interference with utilities is not permitted. Owner has 90 days to correct interference. Interference may include microwave transmission providers, local 911 providers, and television and radio reception.

VIII. NOISE LEVELS

WECS are limited to 60 dBA at the closest property line, except in storms and outages.

IX. RESTRICTIONS

- A. No minimum size is given for the parcel the project is placed on.
- B. A WECS is not allowed on a vacant parcel, unless that parcel is adjacent to the owner’s property.

- C. A WECS on a platted subdivision is governed by the subdivision covenants.
- D. A WECS is not allowed on a recorded easement.
- E. A limit of 50 kW is placed on each tower.

X. FEES

A private WECS has a construction permit fee of \$100.00. A Notice of Completion must be filed with the Zoning Officer within seven days of the time the project is operational.


PRESENTED, APPROVED, AND ADOPTED this 14th day of July, 2009

AYES 5 NAYS 0

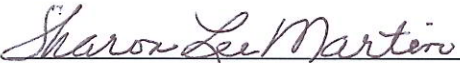
PIATT COUNTY BOARD
PIATT COUNTY, ILLINOIS

ATTEST:

BY:



Pat Rhoades, Clerk for the
County of Piatt, State of Illinois



Sharon Lee Martin, Chairman
Piatt County Board