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## Wind to Energy System (WE)

### 6.70 WE-01 [Wind to Energy System, Very Small]

This Wind Energy System Standards section applies to the following zoning districts:



The following standards apply to Very Small Wind to Energy Systems

A. Supporting structure:

1. Any very small wind to energy system tower or supporting structure placed on the roof of a primary or accessory structure shall not exceed the height of the structure's roof by fifteen (15) feet.
2. Any very small wind to energy system supported primarily by a tower or pole shall comply with the standards for small wind to energy systems (6.71).

C. Rotor Diameter: The maximum rotor diameter shall be ten (10) feet.

D. Safety: The rotors (blades) shall not extend horizontally beyond the roof of the primary or accessory structure.

E. Abandoned systems: A very small wind to energy system shall be considered abandoned if use as a wind to energy system is discontinued for one (1) year or more. The Plan Commission or the Planning Director may require removal of it after a ninety-day (90) notice period.

H. Illumination: Very small wind to energy systems shall not be illuminated in any way unless required by FCC or FAA regulations. FCC or FAA regulations shall be demonstrated to the Planning Director prior to installation.

### 6.71 WE-02 [Wind to Energy System, Small]

This Wind Energy System Standards section applies to the following zoning districts:



The following standards apply to Small Wind to Energy Systems:

A. Tower Types: Permitted small wind to energy system tower types include tilt-up monopole, guyed monopole, guyed lattice and lattice.

B. Height:

1. The maximum small wind to energy system tower height shall not exceed 189 feet or the product of 0.455 times the lot width at the proposed tower location, whichever is less.
2. The maximum small wind to energy system height shall not exceed 199 feet or sum of the maximum small wind to energy system tower height plus ten (10) feet.

C. Rotor Diameter: The maximum rotor diameter shall be ten (10) feet.

D. Setbacks:

1. Small wind to energy system towers shall be located a minimum of 1.1 times the tower height from all property lines and rights-of-way.
2. Small wind to energy system towers shall not be located in the front yard (i.e. forward of any part of the building's foundation).

E. Safety:

1. The rotors (blades) shall have 20 feet of ground clearance.
2. If guy wires are used, the wires must be sleeved in a bright colored material extending seven (7) feet above the ground, or surrounded by fence at least four (4) foot tall from the guy wire anchor to the point where the guy wires have at least seven (7) feet of clearance.

F. Signs: No signs shall be attached to small wind to energy system towers except safety notices and information required by the manufacturer.

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## Wind to Energy System (WE)

(continued)

- G. Abandoned systems: A small wind to energy system shall be considered abandoned if use as a wind to energy system is discontinued for one (1) year or more. The Plan Commission or the Planning Director may require removal of it after a ninety-day (90) notice period.
- H. Illumination: Small wind to energy systems shall not be illuminated in any way unless required by FCC or FAA regulations. FCC or FAA regulations shall be demonstrated to the Planning Director prior to installation.

### 6.72 WE-03 [Wind to Energy System, Large]

This Wind Energy System Standards section applies to the following zoning districts:



The following standards apply to Large Wind to Energy Systems:

- A. Prerequisites:
  - 1. A minimum twenty (20) acre lot shall be required for a single large wind to energy system. All additional large wind to energy systems shall require two (2) additional acres in lot area per system. For example, five (5) large wind-to-energy systems would require a minimum twenty-eight (28) acre lot.
  - 2. The Large Wind to Energy System towers are at least 1,000 ft. from the property line of any residence other than a residence on the same lot as the tower.
  - 3. The applicant shall obtain an advisory opinion from the Kokomo Board of Aviation Commissioners.
  - 4. The applicant shall obtain a Special Exception from the Board of Zoning Appeals.
- B. Tower Types: Large wind to energy systems must utilize tubular towers and shall be white, gray, earth tones or similar colors. Lattice type towers are not permitted except when used for temporary meteorological towers.
- C. Setbacks:
  - 1. Large wind to energy system towers shall be setback a minimum of 500 feet from all property lines; or
  - 2. Large wind to energy system towers may be placed closer to the property line if both of the following requirements have been met:
    - a. The wind to energy system tower shall at a minimum be setback from the property line a distance equal to the large wind to energy system height; and
    - b. A non-encroachment easement has been secured from the adjacent property owners to prohibit inhabitable structures from being built within 500 feet of the large wind to energy system.
- D. Safety: The rotors (blades) shall have a minimum of thirty (30) feet ground clearance.
- E. Signs: No signs shall be attached to large wind to energy system towers except safety notices or information required by the manufacturer.
- F. Abandoned systems: A large wind to energy system shall be considered abandoned if use as a wind to energy system is discontinued for one (1) year or more. The Plan Commission or the Planning Director may require removal of it after a ninety-day (90) notice period.
- G. Illumination: Large wind to energy systems shall not be illuminated in any way unless required by FCC or FAA regulations. FCC or FAA regulations shall be demonstrated to the Planning Director prior to installation.