

ADDENDUM

TO: APC Ordinance Committee
FROM: Kathy Lind, Senior Planner
SUBJECT: **Small Wind Systems**
DATE: June 25, 2020

At the June Ordinance Committee meeting, a request was made to list all the “Institutional Uses in Residential zones” that this proposed amendment would impact. Attached is that list. It does not include all institutional uses, but only those uses that are permitted in Residential zones. Staff has also highlighted in yellow the two SIC codes that staff feels this amendment could be limited to...namely, SIC 821 (Elementary and secondary schools) and SIC 822 (colleges, universities, professional schools and junior colleges). The attached amendment includes the wording for both possibilities.

Another possible tightening of this amendment would be to require a 500’ setback between any accessory small WECS located in a Residential zone and the nearest residential use.

Staff has also discussed the production limits placed on the towers of 50 KW per wind tower. Staff would like to get rid of the production limits placed on the definitions of large and small wind systems. The argument/reasoning is that if a tower can be created that meets the size limits of a small tower, then the energy produced should not be limited. Tower efficiency should not be stymied by our ordinance.

RECOMMENDATION:

A motion to forward this ordinance amendment to the full APC

USE	SIC Group	R1	R1A	R1B	R1U	R1Z	R2	R2U	R3	R3U	R3W	R4W
Nursing and personal care facilities	805								P	P	P	P
Elementary and secondary schools	821	P	P	P	P	P	P	P	P	P	P	P
Colleges, universities, professional schools and junior colleges	822	S	S	S		S	S		S		S	S
Libraries	823								S	S	S	S
Community, neighborhood, senior citizen and youth center (indoor only)	8322	S	S	S	S	S	P	P	P	P	P	P
Community, neighborhood, senior citizen and youth centers (indoor and/or outdoor)	8322	S	S	S	S	S	S	S	P	P	P	P
Adult day care centers	8322								S	S	S	S
Sheltered workshop & rehabilitation centers	8331						S	S	S	S	S	S
Child care homes	835	P	P	P	P	P	P	P	P	P	P	P
Child care centers	835								S	S	S	S
Residential care	836								S	S	S	S
"Group homes"		S	S	S	S	S	S	S	S	S	S	S
Museums and art galleries	941	S	S	S	S	S	P	P	P	P	P	P
Arboreta and botanical or zoological	842	S	S	S	S	S	S	S	S	S	S	S
"Public parks"		P	P	P	P	P	P	P	P	P	P	P
Religious organizations	866	P	P	P	P	P	P	P	P	P	P	P
Executive, legislative and general government, except finance	91	P	P	P	P	P	P	P	P	P	P	P
Police protection	9221	S	S	S	S	S	S	S	P	P	P	P
Fire protection	9224	S	S	S	S	S	S	S	P	P	P	P
Administration of housing programs	9531	S	S	S	S	S	S	S	P	P	P	P

Institutional Uses in residential zones

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER _____
OF ORDINANCE NO. _____
BEING THE UNIFIED ZONING ORDINANCE
OF TIPPECANOE COUNTY.**

Be it ordained by the (County Commissioners of Tippecanoe County, Indiana; the Common Council of the City of Lafayette, Indiana; the Common Council of the City of West Lafayette, Indiana; the Town Council of the Town of Battle Ground, Indiana; the Town Council of the Town of Dayton, Indiana; and the Town Council of Clarks Hill, Indiana), that Ordinance No. _____, being the Unified Zoning Ordinance of Tippecanoe County is hereby amended as follows:

Section 1: Change **UZO Section 1-10-2 Words and Terms Defined** by amending the following two entries:

LARGE WIND SYSTEM. A **WECS** that has a nameplate capacity (manufacturer's rating) of more than 50 kilowatts per **wind tower**, or a **total height** of more than 140' or a **swept area** of more than 40'. Any **WECS** meeting one or more of these criteria shall be considered a **large wind system**.

SMALL WIND SYSTEM. A **WECS** that has a nameplate capacity (manufacturer's rating) less than or equal to 50 kilowatts per **wind tower**, and a **total height** of 140' or less, and a **swept area** of 40' or less.

Would both be amended to read as follows:

LARGE WIND SYSTEM. A **WECS** that has a **total height** of more than 140' or a **swept area** of more than 40'. Any **WECS** meeting one or both of these criteria shall be considered a **large wind system**.

SMALL WIND SYSTEM. A **WECS** that has a **total height** of 140' or less, and a **swept area** of 40' or less.

Section 2: Change **UZO Section 4-1(b) Additional Use Restrictions, Accessory Uses, Accessory Structures and Accessory Buildings** by adding the underlined phrase to read as follows:

(27) **small wind systems** (only in commercial, industrial and rural zones, and also at institutional uses in residential zones as regulated in 4-11-11):

Or

(27) **small wind systems** (only in commercial, industrial and rural zones, and uses found in SIC 821 and 822 in residential zones as regulated in 4-11-11):

This ordinance shall be in full force and effect from and after its passage.