

ORDINANCE NO. 2019-12-CM
 AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
 TIPPECANOE COUNTY, INDIANA, NO. 97-51-CM

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA, THAT THE UNIFIED ZONING ORDINANCE, BEING A SEPARATE ORDINANCE AND NOT PART OF A UNIFIED COUNTY CODE IS HEREBY AMENDED AS FOLLOWS:

Section 1: Amend UZO Section 3-2 Permitted Use Table by eliminating special exceptions for Large Wind Systems and Wind Farms as shown below:

Special Conds.	Permitted primary uses	Amend.	OR	I3	A	AA	AW
4-11-11	"Large Wind System" ¹⁹	55	S	S	S	S	S
4-11-11	"Wind Farm" ¹⁹	55	S	S	S	S	S
4-11-12	"Meteorological Tower"	66	S	S	S	S	S

Section 2: Amend UZO Section 4-11-11 Wind Energy Systems by deleting the following development standards as shown below:

- (g) ~~The minimum separation distance between a **wind tower** associated with a **large wind system** and all surrounding property lines, overhead utility or transmission lines, other electrical sustations, **meteorological tower(s)** and **primary communications tower(s)** shall be no less than 1.1 times the **total height** of the **wind tower**. This is measured from the base of each **wind tower**.~~
- (h) ~~The minimum **setback** between a **wind tower** associated with a **large wind system** and **public street(s)** shall be no less than 1.1 times the **total height** of the **wind tower**.~~
- (i) ~~**Large wind system(s)** must be located at least 750' from the property line of a non-participating landowner and at least 1200' from any dwelling on a non-participating landowner's property.~~
- (j) ~~Wind Farms occupying multiple parcels may have internal property line setbacks waived by execution of a written document signed by all land owners sharing such a property line. All such documents shall be recorded in the office of the Tippecanoe County Recorder.~~
- (n) ~~**Special Exception** applications and **Improvement Location Permit** applications for a **large wind system** or a **wind farm** must be accompanied by a decommissioning plan detailing how the **large wind system** or **wind farm** will be dismantled and the land restored to its prior state. Such plan would be implemented when such **large wind system** or **wind farm** ceases operation for a period of 12 months, with or without notification to the **Administrative Officer**. The plan would include the removal of all portions of the **WECS**, including any components up to 4' below ground level. The decommissioning must be complete within 6 months.~~
- (p) ~~All wiring for **Wind Farm Collection Systems** shall be buried.~~

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

(Adopted And Passed) (Denied) by the Board of Commissioners of Tippecanoe County, Indiana, this 6th day of May, 2019.

VOTE:

Yes




David S. Byers, President

Yes




Tracy A. Brown, Vice President

Yes



Thomas P. Murtaugh, Member

ATTEST:



Robert Plantenga, Auditor