

FORM #802

**INFORMATIONAL
SHEET**



**NON-COMMERCIAL
WIND TURBINE
PLACEMENT**

Pottawattamie County
Planning & Development Department
223 South 6th Street
Council Bluffs, IA 51501
712-328-5792
www.pottcounty.com



DEFINITIONS

The Pottawattamie County, Iowa, Zoning Ordinance defines a Wind Turbine and a Non-Commercial Wind Farm as follows:

- 8.002.945 WIND TURBINE GENERATOR, COMMERCIAL AND NON-COMMERCIAL: A device designed to extract kinetic energy from the wind and supply it in the form of electrical energy that is connected to the electrical transmission or local distribution grid.
- .01 Blade. An element of a Wind Turbine Generator which acts as a part of an airfoil assembly, thereby extracting through rotation, kinetic energy directly from the wind.
- .02 Wind Tower. The support structure, above grade, that supports the nacelle and rotor assembly.
- .03 Tower Foundation. The Tower support structure, above and/or below grade that supports the entire weight of the Wind Turbine Generator.
- .04 Total Height. The height from grade to the highest vertical point of the swept arc. In the case of a Wind Turbine Generator with a vertical axis rotor, the height of the blades from grade to the highest vertical point of the Wind Turbine Generator.
- .05 Substation. An electrical construction designed to collect and modify electrical energy produced by the Wind Farm.
- 8.002.947 WIND FARM, NON-COMMERCIAL: One or more Non-Commercial Wind Turbine Generators which are connected to the electrical transmission or local distribution grid for the sole purpose of serving no more than one (1) dwelling and the associated accessory structures.

8.004.240 PLACEMENT OF NON-COMMERCIAL WIND TURBINE GENERATORS: The placement of all Wind Turbine Generators in a Non-Commercial Wind Farm shall comply with the following:

- .01 The Non-Commercial Wind Farm shall not cause interference to the radio and television reception on adjoining property and in the event of any such interference, the owner of the Wind Farm shall remedy such interference. (*Ordinance #2008-07/06-06-08*)
- .02 No Non-Commercial Wind Turbine Generator shall be located closer than a distance equal to the Total Height of the Generator to an occupied dwelling, a property line, or a utility easement.
- .03 With respect to a Wind Turbine Generator all setback and separation distances shall be defined relative to the nearest surface of the Wind Turbine Generator as measured at grade.
- .04 No Wind Turbine Generator within a Non-Commercial Wind Farm shall be constructed in a manner which will interfere with emergency communication transmissions of the County. The applicant shall request documentation from the County Sheriff to verify that said wind turbine will not create such interference. Said documentation shall be submitted with the application. Any cost incurred in the process of certifying that the Wind Turbine Generator and associated equipment will not interfere with emergency communication transmissions shall be at the applicant's expense. **SEE NEXT COLUMN FOR DOCUMENTATION THAT IS REQUIRED IN ORDER TO OBTAIN THIS CLEARANCE.**
- .05 No Non-Commercial Wind Turbine Generator shall be placed on a parcel of land or lot which is less than one (1) acre in size.

ZONING CRITERIA

Placement of Non-Commercial Wind Farms are regulated by the County's Zoning Ordinance.

Non-Commercial Wind Farms are permitted as a principal use in the Class A-2 and A-3 Districts. What this means is that if you can comply with the criteria of Section 8.004.240 of the Zoning Ordinance and you apply for and obtain a building permit to erect the Wind Turbine, there is no additional approval from the County.

However, if the Wind Farm will be located in the Class A-4, R-1 or R-2 District, you must apply for and receive approval from the Zoning Board of Adjustment for a conditional use permit before you can move forward to obtain a building permit. See the application for a Conditional Use Permit to view the criteria of that application.



The following information will need to be submitted to the Sheriff's Office, in writing, in order to receive the determination required by Section 8.004.240.04:

- Name and address, including section, township and range for the property where the generator will be located.
- GPS (NAD 83 datum) of the proposed construction site.
- Ground elevation of the proposed site.
- Overall height of the proposed structure.
- Contact information of the applicant, including the company name of the company erecting the structure. Include telephone number and email contact information if possible.

It is preferred that you email this information to robert.andersen@pottcounty.com. If you do not receive an acknowledgement email within 48 business hours from Mr. Andersen telling you that he has received your request, please call him at 712-328-5739.

Make sure that you're building permit and if required, conditional use permit application submittals address how your individual situation meets this criteria.