

CHAPTER 23

SUPPLEMENTARY AND QUALIFYING REGULATIONS

23-38. Wind Energy Conversion Systems (Small Wind Energy Systems)

2008-8

The intent of this section is to regulate the placement and installation of small wind energy conversion systems in Weber County while providing for the safe, effective, and efficient use of such systems. These systems will be used primarily to produce clean energy and reduce on-site consumption of utility power for individual properties. The following regulations shall apply to all small wind energy conversion systems:

1. The minimum lot size required for a small wind energy system shall be 20,000 square feet.
 2. Small wind energy systems shall be set back a distance equal to one hundred ten (110) percent of the tower height plus the turbine blade length from all property lines and a distance equal to one hundred fifty (150) percent of the tower height plus the turbine blade length from any dwelling on adjacent property. Small wind energy systems shall not be located within the minimum front yard setback of any lot, nor within the minimum side yard setback facing a street on a corner lot, nor on the roof of a residential structure.
 3. The maximum height of a small wind energy system (including tower and blades) shall not exceed seventy (70) feet. Small wind energy systems proposed to be over 70 feet will require approval from the Planning Commission as part of the conditional use permit. The minimum distance between the ground and any protruding blades utilized on a small wind energy system shall be 15 feet as measured at the lowest point of the arc of the blades.
 4. Small wind energy systems must comply with applicable Federal Aviation Administration (FAA) regulations, including any necessary approvals for installations close to airports.
 5. Small wind energy system towers shall maintain either a galvanized steel finish or a finish in a color approved by the Planning Commission as part of the conditional use, and shall not be artificially lighted unless required by the FAA.
 6. Small wind energy systems shall not exceed sixty (60) decibels as measured at the closest property line except during short term severe wind events. A manufacturer's sound report shall be required with an application for a small wind energy system.
 7. Manufacturer specifications for components and installation shall be required with an application for a small wind energy system.
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