

## ORDINANCE NO. 11-08

### TO AMEND CERTAIN PORTIONS OF THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, DESIGNATING THE TIME WHEN THE SAME SHALL TAKE EFFECT.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, THAT ORDINANCE NO. 32-97 IS HEREBY AMENDED AS FOLLOWS:

**Section 1:** Change **UZO Section 1-10-2 Words and Terms Defined** to add the following definition:

**Wind Farm Collection System** is all the low-voltage wiring and cabling connecting any wind turbine with another wind turbine or to a place where voltage is stepped up, commonly known as a substation or switching station.

**Section 2:** Change **UZO 1-10-2 Words and Terms Defined** by changing the following definitions to read:

**Small Wind System** is 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.

**Large Wind System** is 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**.

**WECS** is the equipment that converts and then stores or transfers energy from the wind into usable forms of energy and includes any base, blade, foundation, generator, nacelle, rotor, **wind tower**, transformer, turbine, vane, **wind farm collection system**, or other component used in the system.

**Section 3:** Change **UZO 4-1 (b) Accessory Uses, Accessory Structures and Accessory Buildings** to allow **small wind systems** in commercial, industrial and rural zones only and to read:

(27) **small wind systems** (only in commercial, industrial and rural zones) as regulated in 4-11-11)

(28) **micro wind systems** (standard)

**Section 4:** Change **UZO 4-1 (c) Accessory Uses, Accessory Structures and Accessory Buildings** to allow **small wind systems** in commercial, industrial and rural zones only to read:

(25) ***small wind systems*** (only in commercial, industrial and rural zones) as regulated in 4-11-11)

(26) ***micro wind systems*** (standard)

**Section 5:** Change **UZO 4-11-11(16)** by removing the term **WECS** and replacing it with the term ***Wind Farm Collection System*** to read:

(16) All wiring for ***wind farm collection systems*** shall be buried.

This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

THE

# Area Plan Commission

of TIPPECANOE COUNTY

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SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

March 20, 2008  
Ref. No.: 08-051

West Lafayette Common Council  
609 W. Navajo Street  
West Lafayette IN 47906

**RECEIVED**

MAR 25 2008

**CLERK - TREASURER**

## CERTIFICATION

**RE: UZO AMENDMENT #58—WIND ENERGY  
CONVERSION SYSTEM (WECS) REVISION TO  
AMENDMENT #55:**

An amendment which modifies the previous WECS amendment by changing the development standards regarding small wind systems. REFERRED BACK BY THE ORDINANCE COMMITTEE FROM THE MARCH 5, 2008 MEETING.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on March 19, 2008, the Area Plan Commission of Tippecanoe County voted 11 yes - 0 no on the motion to approve the enclosed amendment to the Unified Zoning Ordinance. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council that the proposed zoning ordinance amendment be approved.

Sincerely,



Sallie Dell Fahey  
Executive Director

SDF/lmu

Enclosure: Staff Report and Ordinance

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**UZO TEXT AMENDMENT  
AMENDMENT 58: WIND ENERGY CONVERSION SYSTEMS**

**March 19, 2008**

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**UZO TEXT AMENDMENT**  
**AMENDMENT 58: WIND ENERGY CONVERSION SYSTEMS**

**March 19, 2008**

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This request was heard at the February 20, 2008 Area Plan Commission meeting, but was tabled and sent back to Ordinance Committee because of a citizen's concerns regarding the standards for small wind systems. On March 5, 2008 the Ordinance Committee further discussed the proposal after hearing the concerns from this same individual. The committee then voted to send it back to the Area Plan Commission with no changes.

### **PROPOSAL**

This amendment addresses two parts of the WECS (Wind Energy Conversion Systems) ordinance adopted last summer. The first issue deals with the wiring associated with *wind farms* and the extent to which it should be buried underground. The second issue addresses *small wind systems* and their development standards, specifically their size and where they are allowed. These items were discussed at the September 5<sup>th</sup>, October 18<sup>th</sup> and January 2<sup>nd</sup> Ordinance Committee meetings.

### **SPECIFIC DETAILS**

The concern for staff and the Ordinance Committee was to make sure that as much wiring as possible for a *wind farm* be buried. This was accomplished by defining a new term: *wind farm collection system*. This definition was created to differentiate the wiring between *wind towers* and the substation and the wiring between the substation and the public utility, or transmission lines. The ordinance will now specify that all wiring associated with the *wind farm collection system* be buried; it will not require transmission lines to be buried.

There was some concern about having *small wind systems* in residential zones because of their large size and height. This proposal would prohibit them in residential zones and allow them only in commercial, industrial and rural zones. *Micro wind systems* which are smaller, roof-mounted systems will still be allowed in all residential zones. Because *small wind systems* would be prohibited in residential zones, they can now be larger without negatively impacting residences. This proposal will allow *small wind systems* to be 140' tall and have a *swept area* of 40' instead of the originally approved 100' tall with a *swept area* of 30'.

### **STAFF RECOMMENDATION:**

Approval