

ARTICLE 43

WIND TURBINES-WIND ENERGY CONVERSION SYSTEMS

PREAMBLE

This Article has been established in accordance to the Ohio Revised Code, Section 519.213 to provide for renewable energy resources and in the interest of the public convenience, comfort, prosperity, or general welfare where the need for these type resources may exist. This Article establishes the criteria and standards, which allow compatible accessory uses to be located within the different land use districts of Jackson Township.

SECTION 4301

APPLICATION

1. Property owner's name, address of property, parcel number, legal description of property, according to the Montgomery County Auditor's office.
2. Plot plan, showing all existing structures, drives, walkways, septic and leach area, well, and any other pertinent information.
3. Plot plan is to show were the proposed structure is to be located, distance from all property lines, structures, and other pertinent areas.
4. Engineered drawings or prints of the structure and number of structures
5. Utility interconnection date, copy of written notification to any utility of the proposed interconnection.
6. Pending height of structure/tower, FAA written notification.

SECTION 4302

DEVELOPMENT STANDARDS

- A. Wind Turbines must set back a minimum of one and one-third times the height of the tower from all property lines
- B. No tower shall be located in any easement.
- C. Height of structure must not exceed 100 feet, unless circumstances would deem otherwise. If this should be the case Board of Zoning Appeals approval must be obtained first and if applicable FAA approval.
- D. No portion of the blade shall extend within twenty-five feet of the ground. No blades may extend over any buildings, driveways, walkways.

- E. Adequate space between each Turbine shall be as recommended by Manufacture of Equipment.
- F. Towers design must be approved for turbine placement
- G. Tower/Turbines shall not display any commercial or personal marking or advertising on them. They must be painted factory default color as to blend in with the surrounding area and be aesthetic compliant.
- H Sound cannot exceed 30 dBA
- I. An emergency shut off switch shall be located at the base of Turbines so in case of emergency this structure can be shut down.
- J. All transmission lines shall be underground.
- K No guide wires of any kind are allowed.
- L. Tower/Turbine shall not be located any less than one and one-third times the height of Tower/Turbine to any property line.
- M. All Wind Turbines and systems must comply with all applicable sections of the Montgomery County Building Code.

SECTION 4304

SIGNS

All signs, both temporary and permanent, are prohibited on the Wind Turbine and system, except as follows:

- A. Manufacturer or installer's identification on the wind turbine.
- B. Appropriate warning signs and placards.

SECTION 4305

CONDITIONAL USE

A Conditional Use permit must be obtained if the above standards are unable to be met. Conditional Use permit must be obtained from the Board of Zoning Appeals when any of the following occur:

- A. Wind Turbines are to be located on any lot of less than five (5) acres in an Agricultural or residential District.
- B. When more than one single family dwelling will be connected to the Turbine for their electrical power
- C. When to be located in Business, Office, Industrial, Manufacturing or Commercial District not listed above

- D. Installation of a Wind Turbine in a Commercial, Industrial, or Business District.

SECTION 4305 ABANDONMENT

Any Wind Turbines that are not operated for a continuous period of six (6) months shall be considered abandoned, and the owner of such Turbines shall be removed within ninety (90) days of receipt of notice from the township notifying the owner of such abandonment. Site must be returned to its original state. If such Wind Turbines are not removed within said ninety (90) days, the township may remove such Wind Turbines at the owner's expense.