

Lancaster County Zoning Regulations:

13.018 Commercial Wind Energy Conversion System (CWECS).

A Commercial Wind Energy Conversion System (CWECS) may be allowed in the AG District by special permit under the conditions listed below:

(a) Each CWECS machine shall be no less than 1,000 feet from any property line of a dwelling unit not associated with the project.

(b) The distance from all external boundary lot lines and/or right-of-way lines of the special permit to any tower support base of the CWECS shall be equal to the height of the tower plus the rotor radius.

(c) Each CWECS machine, including all equipment, shall have a sound emission rating of no more than 35 dBA. Noise levels caused from the CWECS machine(s) shall not exceed 35 dBA at the property line of any dwellings within a one mile radius of a CWECS machine. A noise study, incorporating both A and C weighted noise impacts on property within one mile may be required. Noise rating shall conform to International Electrotechnical Commission (IEC) standards unless otherwise directed by a government agency.

(d) Machines shall meet all FAA requirements, including but not limited to lighting and radar interference issues. Strobe lighting shall be avoided in alternative lighting is allowed. Color and finish shall be white, gray or another non-obtrusive, non-reflective finish.

(e) All applicable electrical, building, utility tie-in codes and other government regulations shall apply.

(f) The distance from any tower base of a CWECS to any tower support base of another CWECS under other ownership shall be spaced a minimum of five (5) rotor diameters distance figured by the size of the largest rotor.

(g) Each CWECS shall have a decommissioning plan outlining the means, procedures and cost of removing the machine(s) and all related supporting infrastructure and a bond or equivalent enforceable resource to guarantee removal and restoration upon discontinuance, decommissioning or abandonment.

(h) Said CWECS shall meet all Federal, State and local rules and regulations.
(Resolution No. R-11-0022, March 29, 2011)