

ORDINANCE # 2010- 02

**GRANTING AN AMENDMENT TO THE KENDALL COUNTY ZONING
ORDINANCE SECTION 3.00 “RULES & DEFINITIONS”; SECTION 4.00
“GENERAL PROVISIONS”; SECTION 7.00 “A-1 AGRICULTURAL DISTRICT”;
SECTION 8.00 “RESIDENTIAL DISTRICTS; SECTION 9.00 “COMMERCIAL
DISTRICTS”; SECTION 10.00 “MANUFACTURING DISTRICTS”**

WHEREAS, Kendall County regulates development under authority of its Zoning Ordinance and related ordinances; and

WHEREAS, the Kendall County Board amends these ordinances from time to time in the public interest; and

WHEREAS, the County Board currently regulates commercial and non-commercial wind farms within the A-1 Districts of the County; and

WHEREAS, the County has performed substantial research on wind farms and has found it necessary to revise the existing regulations of wind farms to reflect the needs of the County and its citizens; and

WHEREAS, the County Board does not currently have any standards regulating solar panels within the unincorporated portions of the county; and

WHEREAS, the County Board believes solar panels are an important aspect of energy efficiency in the county; and

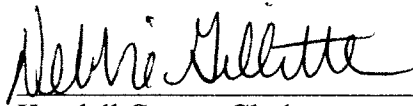
WHEREAS, provisions have been developed to address solar panels and how they are to be regulated; and

WHEREAS, all administrative procedures for amendments have been followed including a Public Hearing held before the Kendall County Zoning Board of Appeals on January 26, 2010.

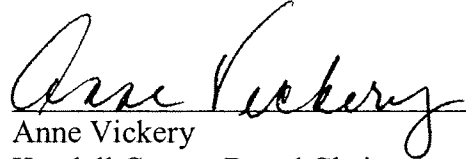
NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Section 3.00 “Rules & Definitions”; Section 4.00 “General Provisions”; Section 7.00 “A-1 Agricultural District”; Section 8.00 “Residential Districts; Section 9.00 “Commercial Districts”; Section 10.00 “Manufacturing Districts” of The Kendall County Zoning Ordinance as provided in attached Exhibit “A”.

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 16th day of February, 2010.

Attest:



Kendall County Clerk
Debbie Gillette



Anne Vickery
Kendall County Board Chairman

SECTION 3.00 RULES AND DEFINITIONS

SECTION 3.02 DEFINITIONS

ACCESSORY BUILDINGS OR USE. An "accessory building or use" is one which:
Is subordinate to and serves a principal building or principal use;

- 1) Contributes to the comfort, convenience, or necessity of occupants of the principal use served; and
- 2) Includes but is not limited to the following:
 - a) A children's playhouse, garden house and private greenhouse;
 - b) A garage, shed or building for domestic storage;
 - c) Storage or merchandise normally carried in stock on the same lot with any retail service or business use, unless such storage is excluded by the district regulations;
 - d) Storage of goods used in or produced by manufacturing activities on the same lot or parcel of ground with such activities, unless such storage is excluded by the district regulations;
 - e) Incinerators incidental to residential use;
 - f) A non paying guest house (without kitchen facilities) or rooms for guests within an "accessory building" provided such facilities are used for the occasional housing of guests of the occupancy of the principal building and not for permanent occupancy by others. (Only permitted on parcels of 3 acres or more in the A-1 district or R-1 district)
 - g) Swimming pool, private, for use by the occupant and his guests;
 - h) Off-street parking and loading facilities;
 - i) Signs (other than advertising signs) as permitted and regulated in each district incorporated in this Ordinance;
 - j) Carports as a separate structure;
 - k) Public utilities - telephone, electric, gas, water and sewer lines, their supports and incidental equipment.
 - l) Small wind energy system (Permitted as Conditional Use only in the A-1, R-1, R-2, and all Business and Manufacturing Districts – may also be approved as a part of an RPD) subject to the conditions of Section 4.18
 - m) Solar panels.

WIND FARM, COMMERCIAL A single wind driven machine or a collection of wind driven machines or turbines that convert-wind energy into electrical power for the primary purpose of sale, resale or offsite use. (Amended 6/20/2006)

WIND ENERGY SYSTEM, SMALL WIND FARM, NONCOMMERCIAL A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of not more than 100 kW and which is intended to primarily reduce on-site consumption of utility power. If all applicable regulations are met a small wind energy system ~~non commercial wind farm~~ may contain more than one wind energy conversion system.

SECTION 7.00 AGRICULTURAL DISTRICTS

D. SPECIAL USES PERMITTED (Amended 7/17/2007)

34. Commercial Wind Farms, subject to the following:

- a. Location Guidelines - The following guidelines shall be considered in evaluating the appropriateness of proposed locations for Wind Farms and the proposed project components. The purpose of these guidelines is to assist decision-makers in uniformly analyzing the site-specific impacts of each proposed project and thereby arrive at consistent and balanced decisions.
 - i. Natural and Biological Resources - Wind Farms should not be located in areas that have a large potential for biological conflicts. Wind Farms should not be located in large impact areas such as wilderness study areas, areas of critical environmental concern, county and state parks, historic trails, and special management areas. Wind Farms should not significantly impact important wildlife habitat.
 - ii. Visual Impacts - Wind Farms should avoid those visual corridors that are designated by the County as essential view sheds or scenic areas. Essential view sheds or scenic areas are those areas designated in the County's LRMP or in other locations determined by the County Board after analyzing the applicant's wind farm visual simulations and considering public hearing comments. A Wind Farm project should maintain visual unity among clusters of turbines. To promote visual uniformity, the rotors, nacelles and towers of all turbines in an array should appear similar. To avoid visual clutter, intra-project power lines having a voltage of 34,500 volts or less, should be buried unless the applicant can sufficiently demonstrate that burying the lines will violate other guidelines/standards, violate applicable law, render the project economically infeasible or be hidden from public view. To avoid cluttering the skyline, transformers and other electric equipment should be hidden from view or otherwise constructed in harmony with the surrounding landscape.
 - iii. Soil Erosion & Water Quality - Wind Farms should avoid erosion. Disturbance and construction on erodible slopes should be minimized. The number of improved roads and construction staging areas should be kept to a minimum. The grading width of roads should be minimized. One-lane roadways with turn-outs are recommended. The number and size of staging areas and crane pad sites should be minimized.

Exhibit "A"

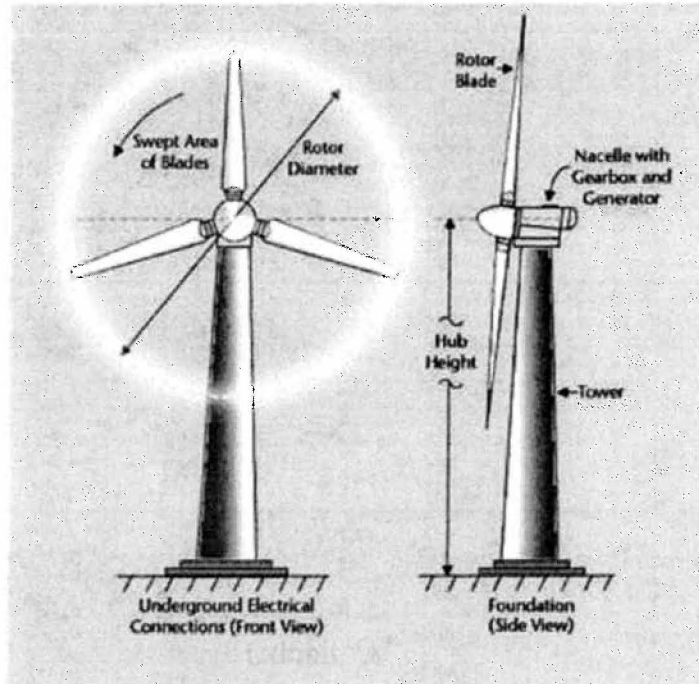
- iv. Historical, Cultural & Archeological Resources - Wind Farms should avoid sites with known sensitive historical, cultural or archeological resources.
 - v. Public Safety – Wind Farms shall be developed in a manner that utilizes sound engineering practices and considers public safety in regard to the potential hazards to adjacent properties, public roadways, communities, aviation, etc. that may be created.
- b. Performance Standards - The following standards are to be achieved by each Wind Farm project without exception. Because they are standards, they are considered to be requirements of any Wind Farm project. The final decision on whether or not a particular standard is achieved by a Wind Farm project shall be made by the County Board after considering the recommendations of all advisory bodies.
- i. Noise Management - The noise level caused by the operation of the project, measured at five (5) feet above ground level at the property line coincident with or outside the project boundary, shall not exceed 65 decibels (A-weighted) and shall not exceed 50 decibels (A-weighted) if it is determined that a pure tone noise is generated by the project. The level, however, may be exceeded during short-term events such as utility outages and/or severe wind storms.
 - ii. Wind Farm Design: Wind Farms that are not designed in "accordance with proven good engineering practices" or not purchased from a national manufacturer with a proven track record shall be prohibited. Wind Farms designed with the following characteristics shall be deemed in "accordance with proven good engineering practices":
 - 1. At least 3 blades.
 - 2. Upwind rotor
 - 3. No furling, where "furling" means that the wind turbine is designed to limit its power output in high winds by changing the rotor's plane of rotation to a plane that is not perpendicular to the prevailing wind direction.
 - 4. Tapered and twisted blades.
 - 5. A well-designed braking system.
 - iii. Visual Impacts - To provide visual order to a Wind Farm project, all individual turbines shall have the same number of rotor blades and all rotor blades shall spin in the same direction (i.e., clockwise or counter-clockwise) in relation to the wind. To promote visual

Exhibit "A"

uniformity, all turbines at a similar ground elevation shall have the same height from blade tip to the ground. Except during construction, re-construction or removal, outdoor storage is not permitted within the project boundary except at locations that are screened from view. To avoid cluttering the skyline, inverters and pendant power cables shall be located inside the wind turbine tower, nacelle or structure. No telecommunications dishes, antennas, cellular telephone repeaters or other similar devices shall be attached to wind turbine towers. Aircraft obstruction markings of the turbines by use of alternating red and white bands shall be prohibited. No Billboards, logos and advertising signs of any kind shall be located on the turbines.

- iv. Soil Erosion & Water Quality - Construction and maintenance shall be done in strict accordance with the erosion and sediment control plan submitted with the Building Permit so as to minimize soil erosion and damage to existing vegetation. If vegetation is damaged during construction, in areas not occupied by the Wind Farms and related facilities and roads, it shall be restored after construction is complete. Disturbed areas shall be reseeded to the land owner's or manager's requirements. Dust control on the project site is required.
- v. Setback Safety - Individual wind turbines shall be set back from all property lines coincident with or outside of the project boundary a distance equal to 1.1 ~~4.5~~ times the hub height of the turbine. Individual wind turbines shall be set back from all public roads a distance equal to at least 1.1 ~~4.5~~ times the hub height of the turbine.

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Drawing of the rotor and blades of a wind turbine, courtesy of ESN

- vi. Lighting - Individual wind turbine heights and markings shall comply with Federal Aviation Administration (FAA) regulations. Approval from the FAA stating that the turbines will not pose a hazard to aviation must be obtained prior to final recommendation by the Kendall County Regional Plan Commission. If lighting of turbines, or other structures, is required, "daytime white-nighttime red" shall be the only type of lighting allowed unless prohibited by law. All required lighting effects shall be in synchronization with each turbine located on the same or contiguous zoning lot and under the same ownership of a single wind energy system organization. All turbines and towers shall be a shade of white in color.

- c. Roads - All routes on either County or Township roads that will be used for the construction and maintenance purposes shall be identified on the site plan. All routes for either ingress or egress need to be shown. The routing shall be subject to the approval of the Kendall County Highway Engineer in coordination with the Township Road Commissioner(s). The developer shall provide and complete a pre-construction baseline survey to determine existing road conditions for assessing potential future damage due to development related traffic. The developer shall provide a road repair plan to improve any and all damage, installation or replacement of roads that might be required by the developer. The developer shall provide a letter of credit or a surety bond in amount and form approved by the highway official(s).

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- d. Fees - All applications for a Commercial Wind Farm shall be accompanied by a fee for a Commercial Wind Farm Special use in accordance with fee structure as established by the County Board and as amended from time to time. The County Board may, at its discretion, retain the services of attorneys and professional consultants to assist the Board and County staff in the amendment and zoning process. The application fee shall serve as an initial deposit from which any costs and expenses incurred by the county as a result of the application for amendment and the hearing process set forth herein shall be deducted. Such costs shall include, but not be limited to, the fees and costs of: County employees or staff review time, attorney's fees, expert witnesses, scientific testing, records or other investigations, data searches, notices, court reporters, transcription costs, consultants, the hearing officer, public meetings, hearings and other expenses incurred by the County in reviewing the application or resolving any issues raised during the review of the special use application up to and including the County Board decision. If the actual costs incurred by the County in conducting its review and recommendation of the requested map amendment exceed the amount of the application fee deposit, the applicant shall be billed and shall be required to pay any and all additional costs incurred by the County in the completion of their review and recommendation of the special use. Costs in excess of the application fee deposit are required to be paid in full by the applicant prior to scheduling the matter for action by the County Board.
- e. Removal of Defective Wind Energy Systems: Any wind energy system found to be unsafe by an authorized county official shall be repaired by the owner to meet federal, state and local safety standards or removed within sixty (60) days. If any wind energy system is not operated for a continuous period of 12 months, the county will notify the landowner by registered mail and provide 45 days for a response. In such a response, the landowner shall set forth reasons for the operational difficulty and provide a reasonable timetable for corrective action. If the county deems the timetable for corrective action as unreasonable, they must notify the operator and such operator shall remove the turbine within 120 days of receipt of notice from the county.
- f. Decommissioning Plan: A Commercial Wind Farm shall submit a decommissioning plan to ensure it is properly decommissioned upon the end of the project life or facility abandonment. Facility abandonment shall include the ceasing of operations for a period of not less than one (1) year. Decommissioning shall include: removal of all structures (including transmission equipment and fencing) and debris to a depth of four (4) feet, restoration of the soil, and restoration of vegetation within six (6) months of the end of the project life or facility abandonment. At the time of decommissioning, an Alta Survey shall be submitted to the County.

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The decommissioning plan shall state how the facility will be decommissioned, a professional engineer's estimated cost of decommissioning, the financial resources to be used to accomplish decommissioning, and the escrow agent with which the resources shall be deposited. The decommissioning plan shall also include an agreement between the applicant and the County which states:

- i. The financial resources for decommissioning which shall be in the form of a surety bond, or shall be deposited in an escrow account with an escrow agent acceptable to the County.
- ii. If the Applicant chooses an escrow agreement:
 1. A written escrow agreement will be prepared, establishing upon what conditions the funds will be disbursed; and
 2. The County shall have access to the escrow account funds for the express purpose of completing decommissioning if decommissioning is not completed by the applicant within sixty (60) days of the end of the project life or facility abandonment.
- iii. The County is granted the right of entry onto the site, pursuant to reasonable notice, to effect or complete decommissioning.
- iv. The County is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the County's right to seek reimbursement from applicant or applicant's successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by the applicant or applicant's successor, or in which they have an interest, for the amount of excess, and to take all steps allowed to enforce said lien.

Financial provisions shall not be so onerous as to make Commercial Wind Farm projects unfeasible.

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E. CONDITIONAL USE

1. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator.

- f. Small Wind Energy Systems subject to the conditions of Section 4.18 Non-commercial Wind Farms, provided:
 - i. ~~Minimum Parcel Size: The minimum parcel size to establish a non commercial wind farm is one acre.~~
 - ii. ~~Total Height: There is no limitation on tower height, except as imposed by setback, clear zone and FAA regulations.~~
 - iii. ~~Set back: The wind energy system shall be set back a distance equal to one hundred ten (110) percent of the height of the tower from all adjacent property lines. Additionally, no portion of the small wind energy system, including guy wire anchors, may extend closer than ten (10) feet to the property line.~~
 - iv. ~~Clear Zone: The wind energy system shall maintain a circular clear zone that has a radius which is equivalent to one hundred and ten (110) percent of the tower height. This clear zone shall be maintained free of any occupied structures, tanks containing combustible/ flammable liquids, and above ground utility/electrical lines.~~
 - v. ~~Noise: Wind energy systems shall not exceed 60 dBA, as measured at the closest neighboring inhabited dwelling. The level, however, may be exceeded during short term events such as utility outages and/or severe wind storms.~~
 - vi. ~~Tower Security: Any climbing apparatus must be located at least 12 feet above the ground, and the tower must be designed to prevent climbing within the first 12 feet.~~
 - vii. ~~Lighting: Wind energy systems shall not be artificially lighted with accent lighting. For the protection of the flight patterns of aircraft and the protection of heliports, airports and landing strips, wind energy systems must be lighted in accordance to the regulations and guidelines of the Federal Aviation Administration (FAA) regulations or appropriate authorities.~~
 - viii. ~~Signs/Advertising: No tower should have any sign, writing, or picture that may be construed as advertising.~~

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- ~~ix. Visual Effects and Safety. All reasonable visual and safety concerns of adjacent property owners must be resolved before Construction/Use Permit will be issued. When an applicant intends to submit a Construction/Use Permit Application to the Planning, Building and Zoning Department, he/she must also submit a copy of the completed conditional use application form to each adjacent neighbor at least 15 days prior to the issuance of a conditional use permit. If there are negative comments from neighbors, staff will attempt to resolve these negative neighbor comments with the applicant. If staff is unsuccessful in resolving concerns of the neighbors with the applicant, staff will schedule and provide notice of a public hearing before the Kendall County Planning Commission to review and make a determination on the pending application and unresolved issues. At this public hearing the Kendall County Planning Commission will take testimony from staff, the neighbors and the applicant, and then will make a determination, based on the evidence presented, to approve, conditionally approve or deny the application. Any decision by staff or the Planning Commission may be appealed to the County Board.~~

- ~~x. Multiple wind energy systems: Multiple wind energy systems are allowed on a single parcel as long as the owner/operator complies with all non-commercial wind farm regulations contained in these regulations. Units shall be installed in compliance with minimum setback and clear zone requirements, as defined by these regulations. The minimum distance between wind energy systems shall be equivalent to one hundred ten (110) percent of the height of the tower.~~

- ~~xi. Approved Wind Turbines: At the time of application, the applicant must present a certification from the manufacturer that the system's turbine and other components equal or exceed the standards of one of the following national certification programs such as the: California Energy Commission, National Electrical Code (NEC), American National Standards Institute (ANSI), Underwriters Laboratories (UL), or any other small wind certification program recognized by the American Wind Energy Association.~~

- ~~xii. Onsite Electrical Use: On the Construction/Use Permit Application, the applicant must certify that the proposed system will be used primarily to reduce onsite consumption of electricity.~~

- ~~xiii. Compliance with the ICBO Electric Code: Construction/Use Permit applications for small wind energy systems shall be accompanied by a line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to~~

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~~the National Electrical Code. This information is frequently supplied by the manufacturer.~~

- ~~xiv. Removal of Defective or Abandoned Wind Energy Systems: Any wind energy system found to be unsafe by an authorized county official shall be repaired by the owner to meet federal, state and local safety standards or removed within six months. If any wind energy system is not operated for a continuous period of 12 months, the county will notify the landowner by registered mail and provide 45 days for a response. In such a response, the landowner shall set forth reasons for the operational difficulty and provide a reasonable timetable for corrective action. If the county deems the timetable for corrective action as unreasonable, they must notify the landowner and such landowner shall remove the turbine within 120 days of receipt of notice from the county. (Amended 6/20/2006)~~

SECTION 4.00 GENERAL PROVISIONS

4.18 Small Wind Energy Systems ~~Non-Commercial Wind Farm~~

- ~~i. Minimum Parcel Size: The minimum parcel size to establish a non commercial wind farm is one acre.~~
- ii. Total Height: There is no limitation on tower height, except as imposed by setback, clear zone and FAA regulations.
- iii. Set-back: The wind energy system shall be set back a distance equal to one hundred ten (110) percent of the hub height from all adjacent property lines. Additionally, no portion of the small wind energy system, including guy wire anchors, may extend closer than ten (10) feet to the property line.
- ~~iiiv.~~ Clear Zone: The wind energy system shall maintain a circular clear zone that has a radius which is equivalent to one hundred and ten (110) percent of the hub height. This clear zone shall be maintained free of any occupied structures on adjoining properties, tanks containing combustible/ flammable liquids, and above ground utility/electrical lines.
- iv. Noise: Wind energy systems shall not exceed 60 dBA, as measured at the ~~closest~~ property line. The level, however, may be exceeded during short-term events such as utility outages and/or severe wind storms.
- vi. Tower Security: Any climbing apparatus must be located at least 12 feet above the ground, and the tower must be designed to prevent climbing within the first 12 feet.
- vii. Lighting: Wind energy systems shall not be artificially lighted with accent lighting. For the protection of the flight patterns of aircraft and the protection of heliports, airports and landing strips, wind energy systems must be lighted in accordance to the regulations and guidelines of the Federal Aviation Administration (FAA) regulations or appropriate authorities.
- viii. Signs/Advertising: No tower should have any sign, writing, or picture that may be construed as advertising.
- viiix. Visual Effects and Safety. All reasonable visual and safety concerns of adjacent property owners must be resolved before Construction/Use Permit will be issued. When an applicant intends to submit a Construction/Use Permit Application to the Planning,

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Building and Zoning Department, he/she must also submit a copy of the completed conditional use application form to each adjacent neighbor at least 15 days prior to the issuance of a conditional use permit. If there are negative comments from neighbors, staff will attempt to resolve these negative neighbor comments with the applicant. If staff is unsuccessful in resolving concerns of the neighbors with the applicant, staff will schedule and provide notice of a public hearing before the Kendall County Planning Commission to review and make a determination on the pending application and unresolved issues. At this public hearing the Kendall County Planning Commission will take testimony from staff, the neighbors and the applicant, and then will make a determination, based on the evidence presented, to approve, conditionally approve or deny the application. Any decision by staff or the Planning Commission may be appealed to the County Board.

- ix. Multiple wind energy systems: Multiple wind energy systems are allowed on a single parcel as long as the owner/operator complies with all non-commercial wind farm regulations contained in these regulations. Units shall be installed in compliance with minimum setback and clear zone requirements, as defined by these regulations. The minimum distance between wind energy systems shall be equivalent to one hundred ten (110) percent of the hub height.
- xi. Approved Wind Turbines: At the time of application, the applicant must present a certification from the manufacturer that the system's turbine and other components equal or exceed the standards of one of the following national certification programs such as the: California Energy Commission, National Electrical Code (NEC), American National Standards Institute (ANSI), Underwriters Laboratories (UL), or any other small wind certification program recognized by the American Wind Energy Association.
- xii. Onsite Electrical Use: On the Construction/Use Permit Application, the applicant must certify that the proposed system will be used primarily to reduce onsite consumption of electricity.
- xiii. Compliance with the National Electrical Code: Construction/Use Permit applications for small wind energy systems shall be accompanied by a line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code. This information is frequently supplied by the manufacturer.

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- xiii. Removal of Defective or Abandoned Wind Energy Systems: Any wind energy system found to be unsafe by an authorized county official shall be repaired by the owner to meet federal, state and local safety standards or removed within six months. If any wind energy system is not operated for a continuous period of 12 months, the county will notify the landowner by registered mail and provide 45 days for a response. In such a response, the landowner shall set forth reasons for the operational difficulty and provide a reasonable timetable for corrective action. If the county deems the timetable for corrective action as unreasonable, they must notify the landowner and such landowner shall remove the turbine within 120 days of receipt of notice from the county. (Amended 6/20/2006)

4.19 Solar Panels

A. Roof Mounted. Solar panels located on the roof of an existing structure shall be permitted in all districts.

B. Freestanding. Solar panels located on the ground or attached to a framework located on the ground shall be classified as accessory structures. Freestanding solar panels shall be permitted if they comply with all of the following standards (Properties considered agriculturally exempt as defined in State Statute from building permits are further exempt from these standards with the exception of #3 listed below):

1. The proposed system is no larger than necessary to provide 120 percent of the electrical and/or thermal energy requirements of the structure to which it is accessory as determined by a contractor licensed to install photovoltaic and thermal solar energy systems.
2. The solar panels and supporting framework do not extend more than six feet above the existing grade.
3. The solar energy system including any appurtenant equipment is not located within any required setback areas.
4. If the solar panels are visible from off-site, the solar panels shall not be located within 150 feet of a dwelling located on a lot other than the lot on which the solar energy system is located unless:
 - a. There are appropriate facades, walls, fences or landscaping that screen the solar panels and supporting framework from unobstructed view.
 - b. Reflection angles from collector surfaces are oriented away from neighboring windows.
 - c. The panels are mounted as close as possible to the ground while allowing adequate drainage and preventing vegetation from shading the panels.

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5. The solar panels are located so that they are not readily visible from public viewing areas including parks, roads and trails located to the south of the site.

SECTION 8.00 RESIDENTIAL DISTRICTS

Section 8.02 R-1 One Family Estate Residence District

B. Conditional Uses. The following uses shall be allowed. Specific requirements for each Conditional Use are as contained in the RPD-1 Conditional Use Regulations (Section 8.03.H).

1. Schools
2. Churches, rectories, parish houses, synagogues, and temples
3. Model homes
4. Small Wind Energy System subject to the conditions of Section 4.18

Section 8.03 RPD-1 Residential Planned Development – One

H. Conditional Uses. In residential planned developments containing over fifty (50) dwelling units, the following uses shall be allowed, provided that the general conditions and use-specific conditions are met.

1. General Conditions.
2. Specific Conditions
 - a. Schools:
 - c. Churches, rectories, parish houses, synagogues, and temples
 - d. Model homes
 - d. Small Wind Energy Systems subject to the conditions of Section 4.18

8.07 R-2 One Family Residence District

C. Conditional Uses: The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator

1. Small Wind Energy Systems subject to the conditions of Section 4.18

SECTION 9.00 BUSINESS DISTRICTS

9.02 B-1 Local Shopping District

D. Conditional Uses. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator:

1. Dry Cleaning and pressing establishments
2. Laundries
3. Small Wind Energy Systems subject to the conditions of Section 4.18

9.03 B-2 General Business District

D. Conditional Uses. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator:

1. Dry-cleaning and pressing establishments
2. Hotels
3. Laboratories
4. Laundries
5. Pet shop
6. Processing or assembly
7. Enclosed self-service storage facilities
8. Outdoor displays
9. Small Wind Energy Systems subject to the conditions of Section 4.18

9.04 B-3 Highway Commercial District

D. Conditional Uses. All conditional uses outlined in B-2 General Business District (Section 9.03.D) may be permitted only if specifically authorized by the Zoning Administrator

9.05 B-4 Commercial Recreation

D. Conditional Uses. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator:

1. Small Wind Energy Systems subject to the conditions of Section 4.18

9.07 B-6 Office and Research Park District

C. Conditional Uses. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator:

1. Small Wind Energy Systems subject to the conditions of Section 4.18

SECTION 10.00 MANUFACTURING DISTRICTS

10.01 M-1 Limited Manufacturing District

D. Conditional Uses. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator:

1. Small Wind Energy Systems subject to the conditions of Section 4.18

10.02 M-2 Heavy Industrial District

D. Conditional Uses. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator:

1. Small Wind Energy Systems subject to the conditions of Section 4.18

10.03 M-3 AGGREGATE MATERIALS EXTRACTION, PROCESSING AND SITE RECLAMATION

C. Conditional Uses. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator:

1. Small Wind Energy Systems subject to the conditions of Section 4.18