

TOWN OF SALEM
ZONING REGULATIONS EXCERPT

SECTION 23 - WIND ENERGY CONVERSION SYSTEMS (WECS)

23.1 DEFINITION

A WECS is any mechanism designed for the purpose of converting wind into mechanical or electrical power intended for use on the premises on which the WECS is located. For purposes of these Regulations, the abbreviation “WECS” shall be deemed to be both singular and plural.

23.2 REQUIRED CONDITIONS

23.2.1 WECS installation shall be permitted by Special Exception in any zoning district provided the procedures required by this Section are followed and the standards imposed by this Section are met.

23.2.2 An applicant for a WECS Special Exception shall comply with all application requirements of Section 11 of these Regulations.

23.2.3 Approval of a WECS Special Exception by the Commission shall be contingent upon a finding by the Commission that the WECS will not pose a threat to the health, safety, and general welfare of people living and working in the vicinity of the installation. No Special Exception shall be granted until the Commission has determined that all of the conditions of Section 11 of these Regulations have been satisfied.

23.2.4 In addition to the conditions of Section 11 of these Regulations, the following minimum requirements shall be met by all proposed WECS installations prior to the granting of a Special Exception:

- a) No WECS shall be permitted on a lot containing less than 40,000 square feet.
- b) The maximum height of any support tower for a WECS shall be eighty (80) feet. No rotor blade(s) shall extend closer than fifteen (15) feet to the ground surface.
- c) Any WECS tower or structure, including guy wires, if any, shall be set back from all property lines a distance equal to the sum or the height of the tower plus the radius of the rotor, but no part of any WECS tower or structure, including guy wires, if any, shall be located closer than twenty-five (25) feet to any property line.

- d) Each WECS installation shall be equipped with a breaking device that will prevent the rotor blades from turning faster than a rate produced by a forty (40) mile per hour wind.
- e) No WECS installation shall be permitted to cause interference with radio or television reception.
- f) Any applicant for a WECS Special Exception shall be required to demonstrate to the Commission's satisfaction that the installation plans have been reviewed and found to be satisfactory by the public utility responsible for providing conventional electric power to the property.
- g) All wiring of any WECS installation shall be installed by a certified electrician.
- h) The maximum permitted noise level of a WECS shall be 45 decibels, as measured on the DBA scale, and as detected at any point on the property line.
- i) Any applicant for a WECS Special Exception shall be required to demonstrate to the Commission's satisfaction that suitable precautions have been designed to prevent unauthorized persons from climbing on the WECS tower or structure.
- j) Any WECS tower or structure shall be used solely for the support of the WECS.

23.2.5 Discontinuance of Special Exceptions:

- a) Any WECS Special Exception shall continue in force only so long as the WECS does not produce any interference with radio or television reception. If such interference is demonstrated to the Commission's satisfaction, the property owner shall be required to take whatever measures are necessary to end the interference. Upon the failure of the WECS owner to correct such interference, the Commission may revoke the WECS Special Exception and require a relocation or removal of the WECS.
- b) The Special Exception for any WECS, which causes to be used for energy conversion for a period of twelve (12) months, shall terminate automatically, and the WECS owner shall be required to remove the installation, except that the Commission may, for good cause shown, waive this requirement. (12/15/91)