

Queen Anne's County Wind Turbine Policy

Review Criteria and Procedures

□ Before You Start

Queen Anne's County encourages the use of alternative energy sources, such as, small wind energy turbines, when practicable. Unlike other types of alternative energy sources, such as solar or geothermal systems, wind energy systems have unique characteristics that must be considered in order to comply with established zoning and building regulations. County Staff will consider the following review criteria and procedures when evaluating zoning certificate and building code permit requests to ensure that these systems do not have the unintended consequence of creating a noise nuisance for neighbors, create potential safety hazards, and comply with applicable zoning and building requirements. We want to support clean and safe energy, but please make sure that you are investing in a wind energy system that also complies with the applicable local zoning and building regulations. The U.S. Department of Energy classifies most of Queen Anne's County as marginal for wind energy potential; however, if wind energy is the choice for you, then here are some things to consider before investing in a wind energy system to help ensure that your experience is positive and productive:

- Zoning Certificates are required for wind turbines not attached to a structure;
- Building Code Permits are required for wind turbines attached to a structure;
- Electrical Permits and Inspections are required for all wind turbines;
- Height and Setback limits are established for each zoning district;
- Board of Appeals approval is necessary for height variances;
- Board of Appeals approval is necessary for multiple turbines; and
- For-Profit Commercial ventures are prohibited.

Each property has unique conditions, please check with the Queen Anne's County Land Use and Growth Management Department before you purchase your system to learn how these requirements may affect your circumstance.



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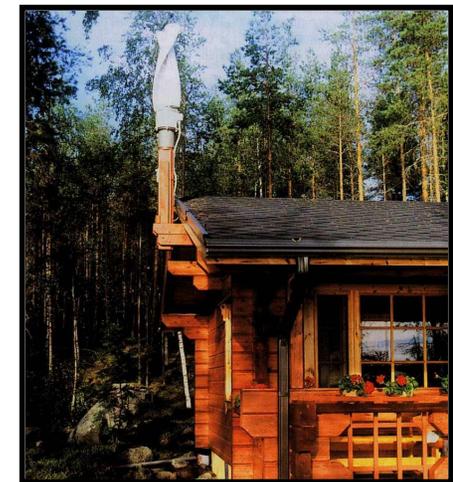
□ Building Permits and Inspection

A zoning certificate is required for all wind turbines not attached to structure and a building code permit and structural inspection are necessary for all wind turbines attached to a structure. Zoning certificate and building code permit applications for wind energy systems shall be accompanied by standard drawings of the wind turbine structure, including the tower, base, footings, guy wires and site plan (showing the location of the proposed small wind energy system and the locations of all existing buildings and structures within a 150 foot radius of the small wind energy system, and property lines to scale along with distances). An engineering analysis of the tower showing compliance with the Uniform Statewide Building Code and certified by a licensed professional engineer shall also be submitted.

□ Electrical Permits and Inspection

An electrical permit, obtained by a master electrician, licensed in Queen Anne's County and inspection for compliance with the 2008 National Electrical Code are also required for all wind turbines. Electrical generation by small wind energy systems is intended for individual use and on-site consumption. Electrical grid-tie is permitted; however, connection into the electrical grid, for for-profit commercial ventures, is prohibited and is regulated by the Public Service Commission. Applicants shall certify that they will comply with the utility notification requirements contained in the Maryland net metering law, unless the applicant intends, and so states on the application, that the system will not be connected to the electricity grid, for for-profit commercial purposes. Building code permit applications for wind turbines 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 may be supplied by the manufacturer.

Horizontal-Axis System



Vertical-Axis System

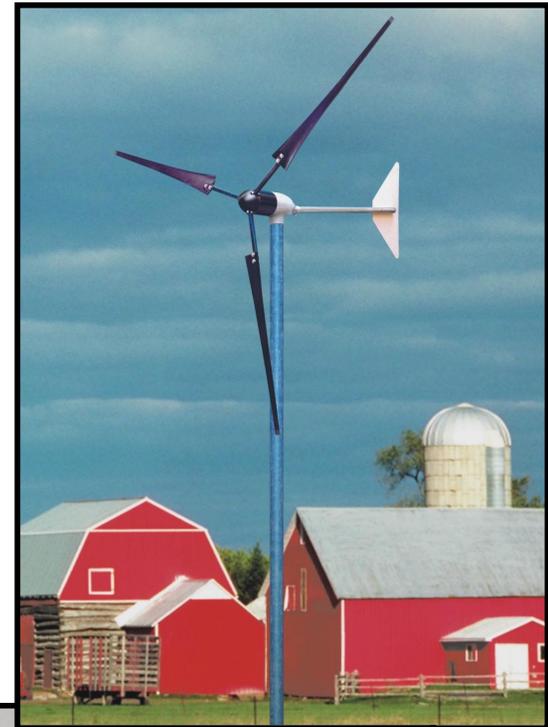


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□ Accessory Structures, Setbacks and Noise

Wind turbines in Queen Anne's County are considered accessory structures and are only required to meet the accessory structure setback for the particular zone as provided in Chapter 18, Zoning and Subdivision Regulations. Setback from property lines, road right of way, utility right of way and residential structures equal to the height of the turbine, plus 10 feet, is encouraged. Audible sound due to wind turbines should not exceed fifty-five (55) dBA at the hub, or less at any measured distance, as supplied by the manufacturer. The siting of wind turbines within the 100 foot Critical Area buffer should be prohibited. Attachment of communications antennae, satellite disks, microwave disks, and anything other than what is necessary for the operation of the wind turbine should be prohibited. One small wind turbine per lot should be sufficient to generate enough power for most applications; however, if more than one wind turbine is necessary, then approval from the Board of Appeals is required.



□ Agriculturally Assessed Property

On agriculturally assessed property, 5 acres or more, where the wind turbine is accessory to a farm operation, the hub of the wind turbine may be no higher than 135 feet.



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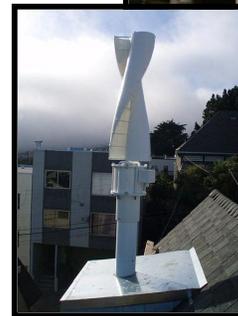
□ Residential Lots

Residential lots less than 2 acres are encouraged to consider using solar, geothermal, or vertical-axis, low profile structural or roof mounted type wind turbine systems as an alternative energy source to reduce potential noise conflicts.

Any residential lot may have a stand-alone pole or lattice mounted wind turbine no higher than 20 feet, measured at the hub. The wind turbine should also be located away from the property line a distance of at least equal to the height of the wind turbine hub. The Board of Appeals may grant an additional foot of height, up to 20 feet, for every additional foot of separation provided from the property line. Audible noise should not exceed fifty-five (55) dBA at the hub, or less at any measured distance, as supplied by the manufacturer.

If there are existing trees that would impede the effectiveness or feasibility of the wind turbine or would otherwise need to be removed to accommodate the wind turbine, then the Board of Appeals may consider a height variance for a stand-alone pole or lattice mounted wind turbine hub not to exceed 30 feet above the mature tree height or 80 feet, whichever is less; and providing that the wind turbine is at least equal to the height of the wind turbine from the property line and does not exceed fifty-five (55) dBA at the hub, or less at any measured distance, as supplied by the manufacturer.

Stand Alone Horizontal-Axis



Vertical-Axis Roof Mount



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□ Commercial/Industrial Zoned Property

On commercial and industrial zoned property, the hub of the wind turbine may be no higher than 45 feet. The Board of Appeals may grant an additional foot of height, up to 20 feet, for every additional foot of separation provided from the property line. If there are existing trees that would impede the effectiveness or feasibility of the wind turbine or would otherwise need to be removed to accommodate the wind turbine, then the Board of Appeals may consider a height variance for a stand-alone pole or lattice mounted wind turbine hub not to exceed 30 feet above the mature tree height or 80 feet, whichever is less; and providing that wind turbine is located at least equal to the height of the turbine, plus 10 feet, from the property line.

□ Wind Measuring Devices (Anemometers)

The Board of Appeals may grant the temporary use of wind measuring devices, up to one year, to measure wind and wind energy generation potential. For residential lots of less than 2 acres, the height may not exceed 100 feet and is not located within the height, plus 10 feet, from an adjacent residential structure. For residential lots greater than 2 acres; commercial; industrial; or agricultural properties, the height may not exceed 150 feet and is not located within the height, plus 10 feet, from an adjacent residential structure.



Contact Queen Anne's County Department of Land Use, Growth Management & Environment for more information.

160 Coursevall Drive, Centreville, MD 21617 (410)758-4088

Illustrative photos from multiple internet sources.

