



Conditional Use Permit – Wind Turbine

Submittal Requirements:

- All applications shall be accompanied by signed affidavits from property owners with a shared lot line.
- A plot plan, utilizing a standard engineering scale not to exceed 1:100, indicating the placement of the wind turbine(s) and distances from the proposed turbine location and the nearest built structure, any above ground utilities, the nearest tree(s), and all property lines.
- Turbine information: specific information on the type, model, size, height, rotor material, rated power output, performance, safety, and noise characteristics of each wind turbine being proposed, tower and electrical transmission equipment.
- Data in sufficient detail to allow for a determination that the proposed WECS shall meet all the aforementioned standards.
- Drawings of the wind turbine structure, including the tower, base, and footings. In addition, an engineering analysis of the tower showing compliance with the International Building Code certified by a licensed professional engineer.
- Building permit applications for micro or 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 adopted National Electric Code (NEC). All building permits require installations to be designed and sealed by an engineer licensed in the State of Missouri, designs shall include structural analysis.
- No building permit for a micro or small wind energy conversion system (WECS) shall be issued until a copy of the utility company's approval for interconnection of a customer-owned generator has been provided. Off-grid systems shall be exempt from this requirement.

The following standards shall apply:

- All micro and small wind turbines shall be located in the rear yard only. Exceptions to this standard for small wind turbines may be reviewed as part of the special use permit application.
- Signed and notarized affidavits from all property owners who have a shared lot line with the applicant and consent to the proposed wind turbine. If a property owner sharing a lot line with the applicant does not consent to the proposed wind turbine, the use shall not be allowed as a conditional use. The applicant may proceed with an application for a special use permit.

Refer to Article 11 of the Unified Development Ordinance at:

https://library.municode.com/mo/lee's_summit/codes/unified_development_ordinance?nodeId=ART11RENGRDEST



LEE'S SUMMIT MISSOURI

Conditional Use Permit

Permit # _____ - _____

WIND TURBINE APPLICATION

Project Address: _____

Applicant/Property Owner: _____

Applicant's Phone & Fax #: _____

Applicant's E-mail Address: _____

Wind Turbine Size: Check only one

☐ Micro (<10 kW)

☐ Small (10-99 kW)

Standards for Free-Standing Wind Turbines (Required)

Turbine Size	Zoning District Permitted In**	Minimum Lot Size	Maximum Height	Minimum Setback
Micro Wind Turbines	AG Thru RP-4 (agricultural/residential)	< 1 acre	40 feet	Equal to the height of the tower* from all property lines and any buildings
	AG Thru RP-4 (agricultural/residential)	1 acre	80 feet	
	PO Thru PI (office/commercial/industrial)	1 acre	80 feet	
	AG Thru RP-4 (agricultural/residential)	2 acres	100 feet	
	PO Thru PI (office/commercial/industrial)	2 acres	100 feet	
Small Wind Turbines	AG Thru RP-4 (residential)	2 acres	100 feet	110% of the height of the tower* from any property line or above ground utilities
	PO Thru PI (office/commercial/industrial)	2 acres	100 feet	
	CP-1 Thru PI (commercial/industrial)	3 acres	120 feet	

*The height shall be measured from ground level (grade) to the top of the tower nacelle.

**The size, height, and approval process for districts zoned PMIX shall be determined based upon the underlying uses within that district.

Dimensions and Setbacks (Proposed)

Lot Size: _____ sq ft

Height: _____ ft

Setbacks: front property line: _____ ft

rear property line: _____ ft

side property line: _____ ft

side property line: _____ ft

nearest built structure: _____ ft

nearest tree(s): _____ ft

any above ground utilities: _____ ft

The applicant understands that this permit is issued only for work described herein and included in **accompanying plans and specifications**. All rights and privileges acquired under the provisions of this Ordinance, or any application thereto, are merely licenses revocable at any time by the Director.

Signature of Applicant

Date

City Staff: Zoning: _____ Planning: _____

Plans Examiner: _____ Date: _____



LEE'S SUMMIT MISSOURI

NOTICE OF INTENT TO CONSTRUCT A WIND TURBINE

Date Notice Sent: _____, 20____

Description of Proposal (include the height, dimensions, and location): _____

Location of Property (Street Address): _____

(location map must also be attached)

Applicant Name (Print): _____

Signature of Applicant or Agent



**AFFIDAVIT FROM PROPERTY OWNER
WITH SHARED LOT LINES**

The undersigned is the owner of property located at _____ (address).

I understand that a wind turbine is proposed to be constructed on property located at _____ (project address). This affidavit certifies that I:

- ☐ **Consent** to the proposed wind turbine
- ☐ **Object** to the proposed wind turbine

Dated this _____ day of _____, 20____

Signature of Property Owner(s)
(All property owners must sign)

Printed Name(s)

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public

My Commission Expires

To Applicant: All affidavits must be filed with the Planning Department prior to the approval of a building permit for a wind turbine, certifying that all property owners with shared lot lines consent to the construction of the proposed wind turbine in accordance with Article 11 of the Unified Development Ordinance.