

“Zoning Implications for Decentralized Energy Systems”

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Decentralized Energy Production Advantages

- Delivers high value retail power at point of use
- Broad applicability
- Low or no maintenance
- Can provide back-up in outages (battery)
- Proven at thousands of sites
- It's something we can do
- Offsets personal carbon footprint
- Favorable environment for development
- State, federal grants, tax credits and other funding sources abound

Decentralized Energy Drawbacks

- It is not free
- Requires individuals to think about the energy they consume
- Zoning limitations can impair energy access
- Does not work everywhere
- Small wind requires precise positioning
- Maintenance, wear and tear
- Payback periods can be long

Zoning

- First stop for a decentralized energy project
- Some areas have no zoning, that DOES NOT mean you may not proceed.
- Zoning may have significant impacts on your system
- Setbacks for tower or pole mounts
- Noise, visual, birds
- Blade diameter, height

Zoning

- May require EPRI approval (outdated)
- May require wet stamp of design
- May require a permit, \$\$ and time
- Progressive zoning is evolving
- Some do not differentiate small from large
- Check with you neighbors first
- Some councils are easy to get along with..
- Utilities do not get involved
- Solar often not zoned

Zoning

- Site classification can impact use permitting (conditional or permitted)

Agricultural

Commercial/Industrial

Residential

Visit with other folks who have negotiated process

Zoning can be changed, but is long process, been there done that....



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Don't Forget Electrical Inspection!

