

Wind Energy Development Setback Regulations Across Michigan (Commercial Developments)

Community	Participating Properties	Non-Participating Properties	Right of Way	Additional Requirements
Shiawassee County (Current)	100% of the height of the WECS from the base to a principal structure.	150% of the height of a WECS from the base to a property line. 200% of the height of a WECS from the base to a principal structure.	100% of the height of a WECS from the base of a structure to a public road right-of-way.	None.
Akron Township (Adopted 2009)	None.	100% of the height of a Utility Grid turbine from the base of the to a property line.	100% of the height of a Utility Grid turbine from the base of the to a public road right-of-way.	Where property is leased on both sides of a public right of way, a wind energy system may be placed no closer than one rotor radius from the closest edge of the right of way. Where a property is leased on both sides of a private property line the tower may be placed on the property line. Leased property can include more than one piece of property and the requirement shall apply to the combined properties.
Banks Township, Antrim County (Amended 2010)	No less than 100% of the height of a turbine to a lot line.	No less than 100% of the height of a turbine to a lot line.	No less than 100% of the height of a public road right-of-way.	<p>All guy wires/cables and anchors associated with a wind turbine generator or anemometer tower and all structures accessory to the wind turbine generator shall comply with the setback regulations of the zoning district in which located.</p> <p>At the request of the applicant the Planning Commission shall reduce the setback for a commercial turbine or anemometer tower from a public/ private road right-of-way to not less than one-half the height of an anemometer tower, and shall reduce the setback requirement from a lot line for a commercial wind turbine generator or anemometer tower to not less than the applicable district setbacks, and all of the following standards must be met:</p> <ol style="list-style-type: none"> 1) For a reduced setback from a private or public right-of-way any potential tower/blade failure or ice shedding will be contained on the lot where the turbine is located. 2) For a reduced setback from a lot line the owner(s) of all abutting lots directly impacted by the reduced setback must consent in writing to the reduced setback and agree to impose deed restrictions on their properties. 3) The reduced setback requirements will not permit the commercial wind turbine generator or anemometer tower to be more visually obtrusive to significant scenic views than the allowable location under the normal setback requirements.

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Bridgehampton Twp., Sanilac County (As posted on http://www.bridgehamptontownship.net/ 6.12.17)	None.	At least 4 times the total height of the structure to a property line.	Public Roads: No less than 2 times the total height of the structure. Measured at the nearest boundary of the underlying right-of-way.	Inhabited Structures/ Village or Municipal Limit: No less than 1,320' or not less than 1.1 times the total height of the structure provided the owner consents in writing to a reduced setback which shall be recorded with the register of deeds. Communication, Electrical Lines, and Gas Pipelines: No less than 2 times the total height of a structure as measured from the existing utility line or gas pipeline.
Centerville Township, Leelanau County (Amended 2015)	No less than 10 times the diameter of the rotor to a property line. If necessary, the owner/operator shall secure recorded lease agreements or easements with adjoining property owners to achieve the setback requirements.	No less than 10 times the diameter of the rotor to a property line. If necessary, the owner/operator shall secure recorded lease agreements or easements with adjoining property owners to achieve the setback requirements.	No less than 10 times the diameter of the rotor. If necessary, the owner/operator shall secure recorded lease agreements or easements with adjoining property owners to achieve the setback requirements.	Inhabited Structures: The setback of a turbine or anemometer tower from an inhabited structure shall be no less than 5 times the total height of the turbine. Wetland, Lake Leelanau, and Other Sensitive Areas: No less than 10 times the diameter of the rotor. Sleeping Bear Dunes: No less than 3 miles from the base of a turbine to the boundary of Sleeping Bear Dunes National Lakeshore. Turbines must be spaced at least one-half (1/2) mile apart.
City of Ionia, Ionia County (Amended 2010)	No less than 1 times the total height of the turbine to a property line.	No less than 1 times the total height of the turbine to a property line.	No less than 1 times the total height of the turbine.	If the Community Development Director determines that a lesser setback will not be detrimental to adjoining properties. In making the determination the Community Development Director shall, at a minimum, take into consideration the type and location of the building containing the wind energy system, the type of wind energy system proposed, the installation requirements of the wind energy system and the location of buildings or uses on the adjacent properties.

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<p>City of Walker, Kent County (Adopted 2009)</p>	<p>No less than 1.5 times the total height of the turbine, as measured from the base of the tower to a property line.</p> <p>This standard may be reduced if a registered engineer certifies that the subject turbine is designed to collapse within a shorter distance than the total height of a turbine.</p>	<p>No less than 1.5 times the total height of the turbine, as measured from the base of the tower to a property line.</p> <p>This standard may be reduced if a registered engineer certifies that the subject turbine is designed to collapse within a shorter distance than the total height of a turbine.</p>	<p>Public Roads: No less than 400' or 1.5 times the total tower height. Whichever is greater.</p>	<p>Wind Overlay District: No less than 2 times the height of a Turbine. Measured from the base of the turbine to the border of the district.</p> <p>Communication and Electrical Lines: No less than 400' or 1.5 times the total height of a turbine, whichever is greater. Measured from the base of the turbine to the existing above ground power/ electrical line.</p> <p>Occupied Buildings: No less than 1000' or 2 times the total height of the turbine. Measured from the base of the turbine to the base of the occupied structure.</p>
<p>Claybanks Township, Oceana County (Adopted 2014)</p>	<p>No less than 1500' from a property line.</p>	<p>No less than 3000' from the center of the unit at the base of the tower to a property line.</p>	<p>No less than 2 times the total height of the turbine. Measured from the center of the unit at the base of the tower.</p>	<p>Any Met tower or SCADA tower shall be located not less than one and one-half (1 ½) times the total tower height to any dwelling, road right of way or property line of any non-participating property.</p>
<p>Cleveland Township, Leelanau County (Adopted 2015)</p>	<p>No less than 1.5 times the total tower height to a property line.</p>	<p>No less than 1.5 times the total tower height to a property line.</p>	<p>No less than 1.5 times the total tower height.</p>	<p>None.</p>
<p>Clinton County (Adopted 2011)</p>	<p>None.</p>	<p>No less than 1.5 times the total height of the turbine, as measured from the base of the tower.</p> <p>This standard may be reduced to the minimum required setback for a principal structure in the underlying zoning district, provided the property owner signs a waiver recorded with the County Register of Deeds</p>	<p>No less than 1.5 times the total tower height.</p> <p>This standard may be eliminated, provided the property owner signs a waiver recorded with the County Register of Deeds.</p>	<p>Principal Residential Structure (Existing upon approval of Special Land Use): No less than 4 times the height of the turbine or 1,600'. This standard may be reduced to 1000' provided the property owner signs a waiver recorded with the County Register of Deeds.</p> <p>Existing Electrical/Gas Transmission Lines: No less than 1.5 times the total height of the structure. This standard may be eliminated, provided the property owner signs a waiver recorded with the County Register of Deeds.</p> <p>Each turbine must be setback a minimum of 3 times the rotor diameter.</p>

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Emmet County (Adopted 2015)	None.	None.	None.	All turbines shall be set back a distance equal to the height of the turbine from the property line of the property on which the turbine is located or from the lease unit boundary, including public rights-of-way.
Fenton Charter Township, Genesee County (Adopted 2009)	The greater of the following: 1) The minimum setback of the zoning district or 2) A distance equal to the total height of a turbine to a property line.	The greater of the following: 1) The minimum setback of the zoning district or 2) A distance equal to the total height of a turbine to a property line.	The minimum setback of the zoning district.	None.
Gratiot County (Adopted 2009)	Wind turbines and access roads shall be located so as to minimize the disruption to agricultural activity and, therefore, the location of towers and access routes is encouraged along internal property lines.	Not less than 1.5 times the HUB height to a property line.	No less than 400' or 1.5 times the HUB height. Whichever is greater.	Occupied Buildings: The greater of 1) two times the turbine's HUB height or 2) 1,000'. Railroads & "Rails to Trails": Not less than 400' or 1.5 times the HUB height. Whichever is greater.
Huron County (Amended 2015)	Inhabited Structures: Not less than 1320'; A reduced setback shall be considered only with written approval from the owner of the inhabited structure. Property Lines: Turbines and access roads shall be located so as to minimize the disruption to agricultural activity and, therefore, the location of towers and access routes is encouraged along internal participating property lines.	Inhabited Structures: Not less than 1640'; A reduced setback shall be considered only with written approval from the owner of the inhabited structure. Property Lines: Not less than 1.5 times the total turbine height, unless an easement is established on subject parcels.	No less than 500' or 1.5 times the HUB height, whichever is greater.	Inhabited Structures: When a turbine is located within the vicinity of a school, hospital, church, public library, city, village, or self-zoned township, a setback of 1320' shall be required. A reduced back may be approved pursuant to Section 5.1 of this Article if the intent of this Article would be better served thereby. Wind Energy Facility Overlay District: Not less than 1320' from a turbine to the border of the district. Communication and Electrical Lines: No less than 500' or 1.5 times the HUB height from an existing, above ground power line or telephone line. Shoreline Protection: No less than 3 miles from the ordinary high watermark of Lake Huron/ Saginaw Bay shoreline.

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Lowell Township, Kent County (Adopted 2008)	No less than 1.5 times the height of the turbine. Measured from the base of the base of the turbine to the lot line.	No less than 1.5 times the height of the turbine. Measured from the base of the base of the turbine to the lot line.	None.	No portion of the WES, including the guy wire anchors, shall be located within or above the required front or side yard setbacks. A reasonable set back shall be maintained from overhead electrical transmission lines.
Oliver Township, Huron County (2016 Draft)	Property Line: None. Habitable Structures: No less than 1500' measured from the centerline of the base of the turbine to the nearest edge of the habitable structure. Exceptions are allowed with the written consent of adjacent property owners, in which case, the distance between a turbine and habitable structure may be a minimum of 1000' measured from the centerline of the base of the turbine to the nearest edge of the habitable structure.	Property Line: Not less than 1.5 times the height of the turbine. Measured from the centerline of the base of the turbine to the property line. Habitable Structures: No less than 1500' measured from the centerline of the base of the turbine to the nearest edge of the habitable structure.	No less than 1.5 times the height of the turbine. Measured from the centerline of the base of the turbine to the right-of-way.	Where property is leased on both sides of a public right of way, a wind energy system may be placed no closer than one rotor radius from the closest edge of the right of way. Leased property can include more than one piece of property and the requirement shall apply to the combined properties. SCADA (supervisory control and data acquisition) or meteorological (Met) towers shall also comply with the property setback requirement. The setback shall be at least the height of the SCADA or Met tower. An Operations and Maintenance Office building, a sub-station, or ancillary equipment shall comply with any property set-back requirement that may be applicable to that type of building or equipment. Overhead transmission lines and power poles shall comply with the setback requirements applicable to public utilities. At a minimum separations between turbines must be 3 times the rotor diameter of a turbine.
Osceola Township, Osceola County (Adopted 2011)	Property Lines and Residential Structures: No less than 1.5 times the total height of a turbine to any property line and residential structure.	Property Lines and Residential Structures: No less than 1.5 times the total height of a turbine to any property line and residential structure.	None.	None.
Otsego County (Amended 2016)	Not less than 1.5 times the total height of a turbine or 1250', whichever is greater.	Not less than 1.5 times the total height of a turbine or 1250', whichever is greater.	Not less than 1.5 times the total height of a turbine or 1250', whichever is greater.	None.

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White River Township, Muskegon County (2017 Draft)	Not less than 1600' from a property line where the structure is located.	Not less than 1600' from a property line where the structure is located.	Not less than 1600' from any public road right-of-way.	Lake Michigan and White Lake: A turbine shall not be located closer than 1600' from the highest watermark of Lake Michigan or White Lake. No part of a WECS or WECS Testing Facility (including guy wire anchors) shall be located within or above any required front, side or rear yard setback.
Wilson Township, Charlevoix County (Amended 2009)	No less than 1500' from any adjoining lot line, measured from the outermost point on the base of the turbine.	No less than 1500' from any adjoining lot line, measured from the outermost point on the base of the turbine.	No less than 1500' from any adjoining public or private road right-of-way, measured from the outermost point on the base of the turbine.	The Planning Commission shall reduce this setback not less than 500' where the proposed turbine meets standards for noise, vibrations, and ice throw. However, this standard shall not apply to an anemometer tower.