

Policies

- Appropriate setbacks will be determined protect residential areas and land uses from potential adverse impact of Towers and Telecommunications Facilities.
- Appropriate measures will be taken to minimize adverse visual impact of Towers and Telecommunications Facilities through careful design, siting, landscaping, and innovative camouflaging techniques.
- Codington County encourages the shared use/collocation of Towers and Antenna Support Structures as a primary option rather than construction of additional single-use Towers.
- Codington County promotes and encourages utilization of technological designs that will either eliminate or reduce the need for erection of new Tower structures to support antenna and Telecommunications Facilities.
- Codington County requires appropriate construction methods, setbacks, and planning for the maintenance, repair, and decommissioning of towers to avoid potential damage to property caused by Towers and Telecommunications Facilities by ensuring such structures are soundly and carefully designed, constructed, modified, maintained, and removed when no longer used or are determined to be structurally unsound.
- All such towers are required to meet the regulations for such towers imposed by all state and federal entities, including but not limited to the Federal Communications Commission, the Federal Aviation Administration, United States Fish and Wildlife Service, and South Dakota Department of Transportation.

Wind Energy Systems

Codington County, due to its topography and climate, is often identified as a desirable for the location of wind energy generation projects. Although no such projects have been initiated in Codington County at this time, neighboring counties have permitted these projects. These projects provide a renewable source of energy to supplement the energy already provided to consumers. In addition to generating energy, these structures also generate income for the property owners of sites where an individual wind tower is located. Codington County supports the endeavor of wind energy generation and acknowledges that careful consideration goes into the planning of these systems to most efficiently generate electrical energy within a specified area. However, each project must be considered in the context of its own zoning district at the county level. Codington County will consider on a case by case bases considerations for mitigation and maintenance of sites for site preparation, livestock protection, fences, access, dust control, maintenance of roads during construction, and erosion and sediment control. Projects will also be required to protect adjacent properties for potential safety hazards of turbines, electromagnetic interference, as well as noise. Codington County will also review lighting, turbine spacing, collector and feeder lines, tower height and clearance, and decommissioning or abandonment plans for wind energy systems before permitting an area for these projects. Wind energy projects are expected to be permitted in accordance with all state and federal regulations. Once a site has been permitted by the Board of Adjustment, the administrative official is authorized to issue permits for individual structures, including but not limited to towers and utility stations, provided they conform to the original site plan.

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- Appropriate setbacks will be determined protect adjacent properties, roadways and residences from potential noise, destruction, or other potential adverse impacts of towers.
- Maximum noise levels shall be established for wind energy systems.
- Applicants shall implement a plan that minimizes erosion, compaction and site disturbance.
- Applicants shall implement a plan that accounts for the protection of livestock and the replacement of fences which are destroyed in the course of construction.
- Applicants for wind energy systems are expected to take financial responsibility for road improvements, and maintenance necessitated by traffic and site disturbance associated with the construction or operation of the wind energy system. Any conditions including but not limited to bonds, insurance, haul road agreements, maintenance agreements, private roads, and dust control measures may be utilized to meet this policy.
- Wind towers shall be lighted in accordance with Federal Aviation Administration requirements.
- Wind energy systems shall not cause electromagnetic interference contrary to Federal Communications Commission regulations or other law.
- Appropriate minimum spacing shall be established for wind turbines.
- Regulations shall be adopted regarding the placement of collector and feeder lines.
- Applicants shall provide plans for the decommissioning of the wind energy system which will include plans for site restoration and abandoned turbines.
- Minimum ground clearance shall be established for blade height.
- Maximum noise levels to be heard at the property line of the site with a wind tower.
- Wind Energy Systems shall meet all applicable state and federal regulations regarding wind energy systems, energy generation, and energy transmission.
- Applicants shall demonstrate that stormwater run-off upon final construction and grading shall not exceed pre-construction stormwater run-off volumes and/or negatively affect adjacent landowners.

Shelterbelts:

Shelterbelts are encouraged in Codington County to protect structures from wind, limit wind erosion, slow the flow of run-off water, and provide habitat for wild game. The placement of shelterbelts can affect adjacent property. Many of the benefits of shelterbelts can lead to damage if proper precautions are not taken. Shelterbelts can lead to excess accumulation of snow on roads. In certain instances the planting of trees adjacent to a right-of-way can greatly increase the amount of maintenance required to keep snow off of the road. Shelterbelts can also trap and pile snow on adjacent property. In agriculturally used property, this can lead to delayed planting and/or decreased production. Further, shelterbelts, upon maturation, become home to various forms of wildlife. Shelterbelts planted close to roads decrease visibility of on-coming traffic on roadways and create an elevated risk of collision with deer and other game. Codington County acknowledges that tree plantings and shelterbelts have different purposes and effects in different parts of the county. In residential areas, it may be preferential to plant trees on property lines, whereas in agricultural areas the above described problems may occur.

Policies:

- Codington County will establish minimum shelterbelt setbacks for each zoning district.