

## **ABSTRACT**

**THESIS:** Writing Zoning Ordinances with Regulations for Utility Scale Wind Energy Development

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This document determined appropriate utility scale wind energy development regulations that a community with areas suitable for wind energy should implement in its zoning ordinance. Appropriate regulations ensure that the ordinance protects the interests of residents and the environment while allowing a developer to build a profitable and productive wind facility. Communication between the wind facility developer, permitting agency, and community members will increase the likelihood of a successful wind facility development. Ordinances which require the following items will most likely limit or eliminate all negative impacts associated with wind energy facilities:

- Appropriate setback distances of turbines from populated areas and environmentally sensitive areas.
- Pre-construction studies to predict potential impacts.
- The submission of mitigation plans before construction.
- Consultation with environmental agencies and experts when determining mitigation measures for environmental impacts.