



## § 17.35.030. Regulations and design standards—Geothermal power plant.

Latest version.



A geothermal power plant shall comply with the regulations and design standards set forth below:

- A. Permitted Locations. A geothermal power plant is permitted as described in [Section 17.16.030](#), Table of Uses, Iron County zoning ordinance.
- B. Minimum Lot Size. No geothermal power plant shall be erected on any lot less than twenty acres in size.
- C. Total Height. The total height of the tallest cooling tower shall not exceed fifty feet.
- D. Setbacks.
  - 1. Property Lines. A geothermal power plant shall be set back from the nearest property line, public road right-of-way and tanks containing combustible/flammable liquids not less than 1.5 times the total height of its tallest cooling tower or highest structure.
  - 2. Inhabitable or Public Structures/Other Uses. No geothermal power plant shall be located within one-half of a mile of the nearest existing inhabitable structure (residence), platted subdivision, or public building or gathering place (park, church, hospital, library, school, playground, etc.), unless first obtaining a nuisance impact easement, as described in [Section 17.35.060](#), from the property owner of such property located within one-half of a mile of the proposed geothermal power plant.
- E. Safety/Access.
  - 1. An eight-foot fence shall be placed around the perimeter of the geothermal power plant and electrical equipment shall be locked.
  - 2. Appropriate warning signage shall be placed on towers, electrical equipment and geothermal power plant entrances.
- F. Noise. No geothermal power plant shall exceed sixty-five dBA as measured at the property line or fifty dBA as measured at the nearest neighboring inhabitable building.
- G. Visual Appearance.
  - 1. Geothermal power plants shall be finished and maintained as manufactured.
  - 2. The design of any buildings or related structures shall, to the extent reasonably possible, use materials, colors, textures, screening and landscaping that will blend the facility into the natural setting and existing environment.
  - 3. Appropriate landscaping shall be provided to minimize the visual impact of the commercial geothermal power plant and accessory structures from roads and adjacent residences.
- H. Fire Protection. All geothermal power plants shall have a defensible space for fire protection in accordance with the Iron County Wildland-Urban Interface Code.
- I. Local, State and Federal Permits. A geothermal power plant shall be required to obtain all necessary permits from the Utah Department of Environmental Quality, including the Utah Division of Air Quality and the Utah Division of Water Quality, applicable permits required by Iron County, and applicable federal permits.
- J. Electrical Interconnections. All electrical interconnection or distribution lines shall comply with all applicable codes and public utility requirements.

(Ord. 6 § 2 (part), 2008)