

7. Amend Section 4.2.16.A.11 **Setbacks**, by deleting it in its entirety and replacing it with the following:

Setbacks. A commercial wind energy conversion system (C-WECS) setback distance shall be measured from the exterior edge of a turbine base to the **property line** of non-participating landowner parcel, to occupied structures on a participating landowners parcel, to the property line of public parks or parcels containing occupied community buildings, to public road right-of-way or active railroad right-of-way, and to the edge of identified riparian corridors, wetland areas, public cemeteries, and any wooded, grassland, wetland habitats 40 acres or larger.

Other structure setbacks. All other structures within the wind turbine project area shall meet principal setbacks for that zoning district.

Other Setbacks. All setback standards shall comply with Exhibit 4.2.4

Exhibit 4.2.4. C-WECS setback standards.

	Setbacks	Waivers
Non-Participating Property Owner	Three (3.0) times the total height of C-WECS to property line	With written approval, no closer than 1.2 times C-WECS height to the property line
Participating Property Owner	Two (2) times tower height or one thousand two hundred (1200) feet, whichever is greater, to an occupied structure	No closer than 1.2 times C-WECS to occupied structure
Public ROW / Railroad ROW Power lines and telephone lines	(1.2) times C-WECS height	No Waiver Permitted
Riparian Corridors and Identified Wetlands	One (1) mile	No Waiver Permitted
Wooded, grassland, and wetland habitats 40 acres or larger.	One half (1/2) mile	No Waiver Permitted
Mississippi River	Ten (10) miles from west bank of river	No Waiver Permitted
Wapsipinicon River	Five (5) miles from north bank of river	No Waiver Permitted
Conservation	One (1) mile from any mapped Federal, State, or local park or conservation area.	No Waiver Permitted
Active Eagles nest (registered)	Five (5) miles from nest	No Waiver Permitted
Inactive Eagles nest (registered)	Three (3) miles from nest	No Waiver Permitted
Dopler Radar	See Section 4.2.16.A.13.h	No Waiver Permitted
Clinton Municipal Airport	Five (5) nautical miles from the center of the Airport	No Waiver Permitted

Recommended changes from the PZC 2025.11.18

Maquoketa Municipal Airport and private registered Neimann landing Strip	Thirty thousand (30,000) feet at a 30° angle from the end of the landing strip	No Waiver Permitted
Private Airstrips registered with the FAA and Clinton County at the time of filing a rezoning application with Clinton County	Fifteen thousand eight hundred and forty (15,840) feet at a 30° angle from the end of the landing strip	No Waiver Permitted
Incorporated City Limits	Two (2) miles	No Waiver Permitted
Public Cemeteries	2,640 feet from the perimeter	No Waiver Permitted

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12. Amend Section 4.2.16.A by adding the section 4.2.16.A.15 **Shadow Flicker**, with the following:

Shadow Flicker. The applicant/developer/owner/operator of the C-WECS site shall operate the site in such a manner that it does not create any shadow flicker on non-participating properties. The Applicant/Developer/Owner/Operator shall perform a shadow flicker modeling analysis demonstrating compliance with this requirements.

Shadow flicker from C-WECS shall be allowed on a non-participating property only upon agreement with an affected property owner. Such agreement shall be in the form of a shadow flicker waiver easement agreement and officially recorded in the Clinton County Recorder's Office.

Definitions to be added:

Riparian Corridors: A strip of land and vegetation along a river, stream, lake, or other body of water, where terrestrial and aquatic ecosystems meet. Riparian Corridors shall be those designated around major water sources, which are found in Iowa code chapter 65.1(2)k and 65.1(2)l.

Identified wetland: A land area identified as a wetland, which is a transition zone between terrestrial and aquatic environments where water saturation for extended periods supports specialized plant and animal life. Identified wetlands shall be those designated by Iowa code chapter 65.1(2)f.