

Telecom Tower Separation and Siting from Residential Zoning and Use

Site plan review of proposed telecom tower locations requires an initial look at the minimum distance prescribed from SF-5 or more restrictive zoning or uses.

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Site Plans
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OVERALL REQUIREMENTS FOR SITING TOWERS

A tower may not be located:

1. within 300' of a property zoned as a historic landmark (H), or a historic area (HD) or included in a National Register District;
2. within 50' of a day care commercial use; or
3. within 50' of a dwelling unit.

ADMINISTRATIVELY PERMITTED TOWERS

1. Tower site plan must show a 200' radius from tower location, with zoning and uses shown.

This is the minimum **administratively-permitted** distance a tower can be to residential zoning or use.

2. The closest SF-5 or more restrictive zoning or use to the proposed tower location must be shown on the site plan, with distance called out.

Once these radii are shown on the plan, allowable tower height can be determined:

- 200-250' separation, maximum 75' height;
- 250-540' separation, maximum 100' height;
- 540'+ separation, maximum 120' height.

3. Can these minimum separation distances be waived?

- Yes, if
- A. Tower is in GO or less restrictive zoning, and
 - B. Maximum 2 SF-5 or more restrictive uses are less than the minimum distance, and
 - C. Those uses are located in SF-6 or less restrictive zoning, and
 - D. Tower will not negatively affect a residential neighborhood.

CONDITIONALLY PERMITTED TOWERS (REQUIRE LAND USE COMMISSION APPROVAL)

If not permitted administratively, a tower may be **conditionally approved**:

(Note: the graphic distance radii from the tower must be shown on the site plan, same as for an administratively approved site plan, to support the separation distance-height allowances)

1. Tower must be at least 75' from SF-5 or more restrictive zoning or use.

2. Height is limited to:

75-100' separation, maximum 75' height

100-200' separation, maximum 100' height

200-300' separation, maximum 120' height,

300'+ separation, commission can approved any height

3. Can these minimum distances be waived?

Yes, if A. Tower is in GO or less restrictive zoning, and

B. Maximum 2 SF-5 or more restrictive uses are less than the minimum distance, and

C. Those uses are located in SF-6 or less restrictive zoning, and

D. Tower will not negatively affect a residential neighborhood.

Note: SF-5 or more restrictive uses **do not** include:

Schools, churches, vacant/unplatted land, cemeteries, non-residential non-conforming uses, land owned by a governmental entity and not used for an SF-5 or more restrictive use, or a similar use as determined by the director of the department.