



Palm Beach County

COMMERCIAL COMMUNICATION TOWERS

USE REGULATIONS PROJECT

April 2016

Zoning Division



SCOPE OF CHANGES

- **Relocating** (Reformatting) to match new construction of Art. 4, Use Regulations
- **Correction** to minor errors and glitches
- **Few amendments** to regulations inadvertently omitted from the original ordinance or when Code was updated.



HISTORY OF AMENMENTS

- Ordinance 1998-1 Consolidated Commercial Communication Tower
- Ord. 2003-067: Main Code re-write



USE CLASSIFICATION REORGANIZATION

- **Art. 4.B.9. Commercial Communication Towers**
 - A. Towers Matrix (Approval)
 - B. General Standards
 - C. Towers Definition and Supplementary Standards
 - D. Collocation in Right-of-Ways
 - E. Share Use / Collocation
 - F. Tower Removal, Replacement and Height Increase
 - G. Exemptions and Waivers
 - H. Application Requirements
 - I. Prior Approvals
 - J. Consultant Services
 - K. List of Towers
 - L. Intergovernmental Activities



Palm Beach County

COMMERCIAL COMMUNICATION TOWER TYPES

CAMOUFLAGE



STEALTH



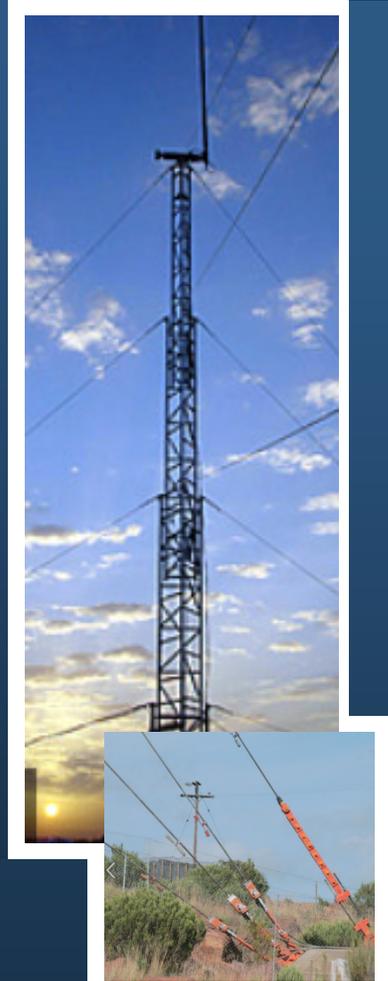
MONOPOLE



SELF SUPPORT / LATTICE

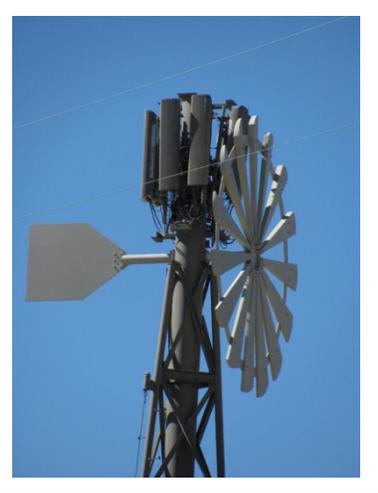


GUYED

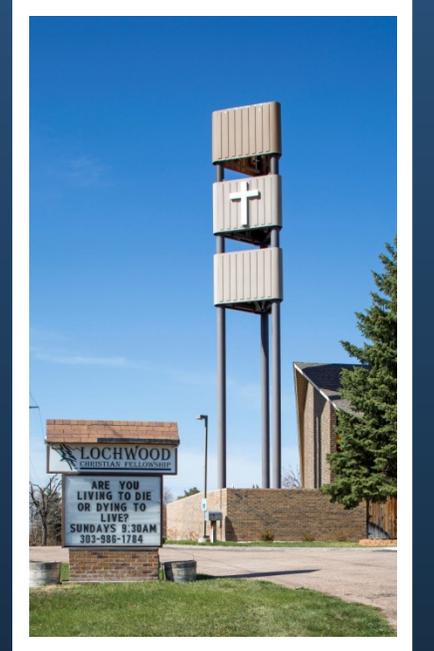
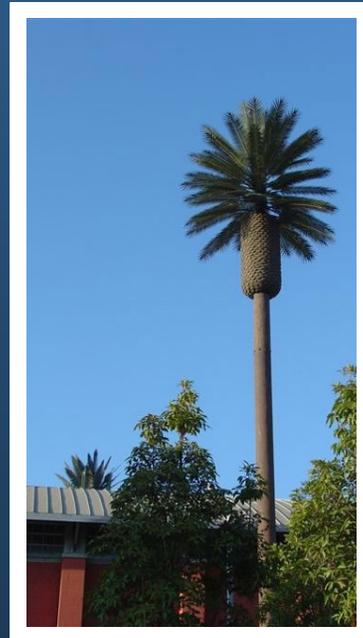




CAMOUFLAGE



STEALTH





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ANTENNAS ATTACHED TO BUILDINGS





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SUMMARY OF AMENDMENTS EXHIBIT A



Palm Beach County

STEALTH TOWERS





EXAMPLES OF STEALTH TOWERS





TOWER SIMILARITIES IN THE ULDC

	Stealth Tower	Camouflage Tower
Definition	Stealth Facility : A structure, which is not readily identifiable as a tower and is compatible with existing or proposed uses on site . The structure may or may not have a secondary function (i.e., bell tower, spire, flagpole, etc.).	A tower or structure, which is incorporated into and is compatible with existing or proposed uses on site (i.e., antenna incorporated into site lighting at a park or incorporated into an electrical distribution center).
Criteria	Compatible with architectural style and character of surrounding area	The structure shall have an additional function other than antenna support.
	Structure consistent w/ character of existing use	The maximum height of the structure shall not exceed: <ul style="list-style-type: none"> • 100' Single Provider • 125' Minimum 2 Providers • 150' Minimum 3 Providers • 2 or more providers – Prior to Building Permit proof of collocation
	Equipment no identifiable	
	Structure related to and integrated into existing environment.	
	Max height 200'	
Standards	MUPD (CH and CL FLU) – Min 5 Acres	MUPD (CH and CL FLU) – Min 5 Acres
	(> 125') Residential Zoning Dist to Non-Residential and Public R.O.W – District Setback or 20% of tower height whichever is more.	Residential Zoning Dist to Non-Residential and Public R.O.W – District Setback or 20% of tower height whichever is more.
	Permitted in association with these uses: assembly, nonprofit institutional; place of worship; college or university; electric power facility, excluding electrical transmission line streets as provided herein; government services; park, passive; park, public; golf course and associated facilities; school, elementary or secondary; solid waste transfer station; utility minor; or water or wastewater treatment plant; commercial, office or industrial development.	Permitted only in association with the following uses: assembly, nonprofit institutional; church or place of worship; college or university; electric power facility, excluding electrical transmission line streets as provided herein; government services; park, passive; park, public; golf course and associated facilities; school, elementary or secondary; solid waste transfer station; utility, minor; or water or wastewater treatment plant; commercial, office or industrial development.
	A Type 2 Waiver from separation, setback, distance between towers, height, and similar dimensional criteria	A Type 2 Waiver from separation, setback, distance between towers, height, and similar dimensional criteria
	Minimum 2 providers, unless no other provider is interested.	
	Parks 5 AC or more – 125 % Tower separation from residential structures; setback 75% of tower height from residential and 20% of tower height from non-residential or Public R.O.W.	Parks 5 AC or more – 125 % Tower separation from residential structures; setback 75% of tower height from residential and 20% of tower height from non-residential or Public R.O.W.
Application		<ul style="list-style-type: none"> •Color illustration of the proposed tower •Height, Diameter, and color of proposed facility •Compatibility – Nature and Character of surroundings



TOWER SIMILARITIES IN THE ULDC

Table 4.C.3.I - Distances for Towers Located in and Adjacent to Residential Districts Separation and Setback

TOWER TYPE		AGR	RSA	AR/USA	RE	RT	RS	RM	PUD (1)	RVPD	MHPD	TND
Stealth Towers ≤ 100'	residential existing (2)	150% NLT 100% from PL										
	residential vacant (3)	NLT 100% from PL										
	non-residential vacant (3)	NLT 100% from PL										
Stealth Towers >100' ≤ 125'	residential existing (2)	150%, NLT 100% from PL										
	residential vacant (3)	NLT 100% from PL										
	non-residential vacant (3)	NLT 100% from PL										
Stealth Towers > 125'	residential existing (2)	150%, NLT 100% from PL										
	residential vacant (3)	NLT 100% from PL										
	non-residential Public ROW	20% of tower height or district setbacks which-ever is greater										
Camouflage Towers	residential existing (2)	150%, NLT 100% from PL										
	residential vacant (3)	NLT 100% from PL										
	non-residential Public ROW	20% of tower height or district setback which-ever is greater										



APPROVAL IN THE ULDC

	Zoning District	Stealth Tower Approval			Camouflage Tower Approval
		< or = 100'	> 100' or <= 125'	> 125'	
Agricultural/ Conservation	PC, AP	P	D	B	P
	AGR	D	D	B	P
Residential	AR/RSA, AR/USA, RE	D	D	B	P
	RT, RS, RM	D	B	A	D
	PUD (COMM, CIV PODS)	D <u>A</u>	D <u>A</u>	B <u>A</u>	D <u>A</u>
	PUD (REC – Golf Course only)	A	A	A	A
Commercial	CN, CLO, CC, CHO, CG, CRE	P	D	B	P
	URAO	A	A	A	A
	IRO	A	A	A	A
	MUPD (CL, CH, INST FLU)	P	D	B	P
	MXPD (CH FLU)	P	D	B	P
	TND (U/S , EXURBAN AND RURAL TIERS: NC, OPEN SPACE REC)	D	D	B	D
Industrial	IL, IG	P	D	B	P
	PIPD (IND/L, IND/G, COMM)	P	D	B	P
Institutional	PO, IPF	P	D	B	P



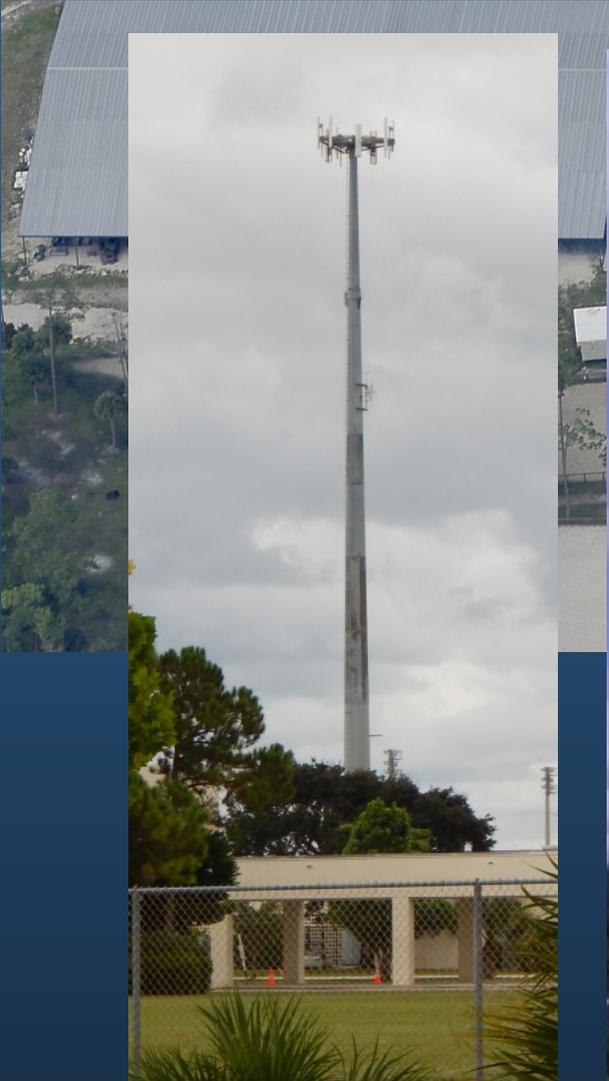
APPLICATIONS APPROVED

	Control #	Zoning	FLU	Type of Tower*	Height
Agricultural/ Conservation	2001-00019	AGR	AGR	STEALTH	100'
Residential	2005-00355	AR	RR-2.5	STEALTH FLAGPOLE	117'
	2005-00350	AR	MR-5	STEALTH	65'
		AR	UT	STEALTH	119'
	1984-00152	AR	HR-8	STEALTH FLAGPOLE	100'
	1989-00001	AR	LR-1	STEALTH	100'
	1998-00015	AR	RR-2.5	STEALTH	100'
	1999-00093	AR	RR-10	STEALTH	124'
	2007-00347	AR	HR-8	STEALTH FLAGPOLE	100'
	1985-00007	AR	LR-3	STEALTH FLAGPOLE	124'
	1985-00007	AR	LR-3	STEALTH FLAGPOLE	124'
	1975-00068	RE	LR-1	STEALTH FLAGPOLE	100'
Commercial	1974-00031	RS	MR-5	STEALTH	100'
	1991-00042	RS	MR-5	STEALTH	100'
	1973-00085	RS	MR-5	STEALTH FLAGPOLE	
	1977-00087	RS	MR-5	STEALTH FLAGPOLE	125'
	1973-00160	RT	LR-3	STEALTH FLAGPOLE	100'
	1978-00198	RTS	LR-2	STEALTH	100'
	1981-00181	CG	CH/8	STEALTH FLAGPOLE	100'
	1986-00011	CG	CL/8	STEALTH	108'
	1984-00042	CG	CH-O/8	STEALTH FLAGPOLE	100'
	1976-00018	CG	CH	STEALTH FLAGPOLE	55'
	1981-00157	UC	UC	STEALTH FLAGPOLE	100'
	2006-00217	UC	UC	STEALTH FLAGPOLE	99'
	2006-00432	UI	UI	STEALTH FLAGPOLE	90'
	1995-00101	MUPD	CL/3	STEALTH FLAGPOLE	100'
Institutional	2001-00047	PO	INST	STEALTH FLAGPOLE	95'

* Only 1 Camouflage tower was approved as such which is now part Town of Loxahatchee



APPLICATIONS APPROVED



Camouflage tower (Flag pole) was approved
for today Loxahatchee Groves jurisdiction





CONCLUSION

- There is not clear difference in the definition of the two tower types, both serve the same purpose.
- Standards applicable to both tower types are the same in the ULDC.
- Approvals differ in most cases once Stealth tower is above 100'. Reconsideration may be necessary to consolidate approvals.
- The County does not have any approvals of camouflage towers only Stealth tower as that is the common term used by industry.
- Most of Stealth towers approved in the County remain under 125'

FINAL RECOMMENDATION: CONSOLIDATE THE APPROVAL AND STANDARDS UNDER ONE SINGLE TOWER TYPE; STEALTH TOWER.



STEALTH TOWER PER ULDC ART. 1.I DEFINITIONS AND ACRONYMS

- a tower or structure, which is **incorporated into and is compatible with existing or proposed uses on site** (i.e., antenna incorporated into site lighting at a park or incorporated into an electrical distribution center).





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CAMOUFLAGE TOWER





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