

# 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



### **USE MATRIX**

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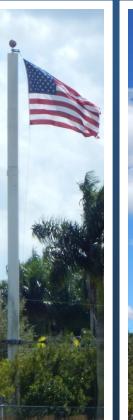


**STEALTH** 

### COMMERCIAL COMMUNICATION TOWER TYPES



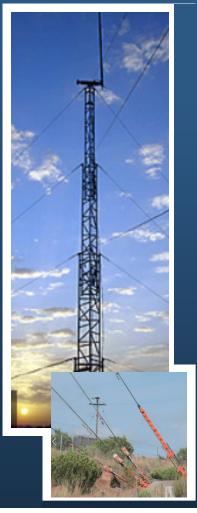
CAMOUFLAGE





MONOPOLE





**GUYED** 



### CAMOUFLAGE

### **STEALTH**















### **ANTENNAS ATTACHED TO BUILDINGS**











### SUMMARY OF AMENDMENTS EXHIBIT A



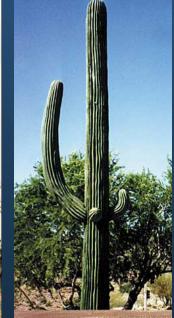
### **STEALTH TOWERS**





## 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: • 100' Single Provider
	Equipment no identifiable	125' Minimum 2 Providers
	Structure related to and integrated into existing environment.	<ul> <li>150' Minimum 3 Providers</li> <li>2 or more providers – Prior to Building Permit proof of collocation</li> </ul>
	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> <li>Color illustration of the proposed tower</li> <li>Height, Diameter, and color of proposed facility</li> <li>Compatibility – Nature and Character of surroundings</li> </ul>



### TOWER SIMILARITIES IN THE ULDC

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

TOWEF	R TYPE	AGR	RSA	AR/ USA	RE	RT	RS	RM	PUD (1)	RVPD	MHPD	TND
	residential existing (2)				•	150%	NLT 100%	from PL				
Stealth Towers	residential vacant (3)					NL	T 100% fro	m PL				
≤ 100'	non- residential vacant (3)					NL	T 100% fro	m PL				
	residential existing (2)					150%,	NLT 100%	from PL				
Stealth Towers	residential vacant (3)					NL	T 100% fro	m PL				
>100' ≤ 125'	non- residential vacant (3)					NL	T 100% fro	m PL				
	residential existing (2)					150%,	NLT 100%	from PL				
Stealth Towers	residential vacant (3)											
> 125'	non- residential Public ROW			eater								
	residential existing (2)					150%,	NLT 100%	o from PL				
Camouflage	residential vacant (3)					NL	T 100% fro	m PL				
Towers	non- residential Public ROW			2	0% of towe	r height or	district setb	back which	-ever is gre	ater		



## TOWER SIMILARITIES IN THE ULDC

Table 4.C.3.I – Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts

TOWER TYPE	Adjacent to	P C AP	C		сс	СНО	CG	CRE	UC	UI	IRO	IL	IG	IPF	РО	MUPD (3)	MXPD (4)	PIPD	LCC
	Residential Existing (1)		-				150	% sepa	ratior	n and	100% :	setba	ck fror	m Prop	erty Li	ne			
	Residential Vacant (2)								100%	setb	ack fro	m Pro	perty	Line					
	Non- Residential and Public ROW							20%	or dist	rict se	etbacks	s whic	hever	is grea	ater				
	Residential Existing (1)						150	% sepa	ratior	n and	100% :	setba	ck fror	m Prop	erty Li	ne			
Camouflage	Residential Vacant (2)		100% from setback Property Line																
Towers	Non- Residential and Public ROW							20%	or dist	rict se	etbacks	s whic	hever	is grea	ater				

#### Table 4.C.4.D - Separations/Distances Between Towers

ZONING DISTRICT	AGR, AR less than 10 acres, PC	CC, CHO, CLO, CN, RE, RM, RS, RT	CG, CRE, MUPD	AP, IG, IL, PIPD parcels less than 10 acres	AP, AR, IG, IL, PIPD parcels 10 or more acres	PO	Public Civic Sites IPF	FPL Trans. R-O-Ws and FDOT R-O-Ws
Stealth	0	0	0	0	0	0	0	0
Camouflage	0	0	0	0	0	0	0	0



### **APPROVAL IN THE ULDC**

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



	PLIC	ATIOI	NS AI	PPROV	ED
	Control #	Zoning	FLU	Type of Tower*	Height
Agricultural/					
Conservation	2001-00019	AGR	AGR	STEALTH	100'
	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'
Residential	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'
	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'
Commercial	1981-00181	CG	CH/8	STEALTH FLAGPOLE	100'
Commercial	1986-00011	CG	<b>CL/8</b>	STEALTH	108'
	1984-00042	CG	CH-O/8	STEALTH FLAGPOLE	100'
	1976-00018	CG	СН	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**





### 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'

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



### STEALTH TOWER PER ULDC ART. 1.1 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).





### **CAMOUFLAGE TOWER**











### **CAMOUFLAGE TOWER**

















