

- (4) Development plan approval. Development plan approval will be in accordance with the review procedures in Article VII, Division 1 of this chapter, the provisions for neighborhood workshops in section 30-350, Citizen participation and with the requirements as listed below in subsection 30-98(m), Submittal requirements. All proposed camouflaged towers must be architecturally and/or aesthetically compatible with the surrounding community. A public hearing shall be held to consider all camouflaged tower development plan applications. The base application fee for review of an application to construct a camouflaged tower shall be the same as the fee for intermediate plan review, plus the fee for the technical consultant, if necessary.
- (5) Aircraft hazard. All towers shall comply with the airport hazard zoning regulations in Appendix F.
- (6) Utility building. The camouflaged tower site shall be limited to one accessory utility building or structure to shelter the associated equipment needed to operate the facility. The building or structure shall be constructed to accommodate multiple providers and designed to be compatible with the surrounding environment, while meeting the minimum building setback requirements of the underlying zoning district.
- (7) Equipment storage. No equipment, mobile or immobile, not used in direct support of the transmission or relay facility, shall be stored or parked on the site unless repairs to the facility are being made.
- (e) Monopole wireless towers. Except as set forth in section 30-98(i), monopole wireless towers shall be permitted by right in I-1, I-2, AGR and PS zones.
 - (1) Height. The maximum height of a monopole wireless tower is 130 feet. Monopole wireless towers may be constructed in excess of the maximum height, up to 200 feet, provided a special use permit is issued in accordance with Article VII, Division 5 of this chapter.
 - (2) Setbacks. Regardless of the zoning district in which a monopole wireless tower is located, the tower shall be set back a distance of at least 300 feet from the nearest property lines of any single-family, multiple-family, office or mixed-use district. The tower shall be set back at least 100 percent of the height of the tower from any adjoining lot line.
 - (3) Co-location. Monopole wireless towers shall be designed to accommodate co-location for multiple wireless communication service providers in accordance with the following:

Table 1: Co-location Requirements

Monopole Wireless Tower Height	Total Number of Providers
Less than 110 feet	3 (70-110 feet)
111 feet to 130 feet	4
131 feet to 170 feet	5
171 feet to 200 feet	6

- (4) Fencing and buffering (all nonresidential districts). A metal or solid fence or wall of not less than 8 feet in height from finished grade, with locked gates, shall be provided around the base of each tower or around the yard area where the tower is located. Climb-proof shields can be substituted for a fence or wall around any tower. A monopole wireless tower shall provide a buffer equal to that of an industrial use in accordance with Article VIII, except that in cases where the adjacent use is also industrial and a buffer is not required, adjacent use Buffer D will be provided in any event.
- (5) Utility building. The monopole wireless tower site shall be limited to one accessory utility building or structure to shelter the associated equipment needed to operate the facility. The building or structure shall be constructed to accommodate multiple providers and designed to be compatible with the surrounding environment, while meeting the minimum building setback requirements of the underlying zoning district.
- (6) Equipment storage. No equipment, mobile or immobile, not used in direct support of the transmission or relay facility, shall be stored or parked on the site unless repairs to the facility are being made.
- (7) Aircraft hazard. All towers shall comply with the airport hazard zoning regulations in Appendix F.
- (8) Development plan approval. Development plan approval will be in accordance with the review procedures in Article VII, Division 1 of this chapter, the provisions for neighborhood workshops in section 30-350, Citizen participation and with the requirements as listed below in subsection 30-98(m), Submittal requirements. A public hearing shall be held to consider all monopole wireless tower development plan applications. The base application fee for review of an application to construct a monopole wireless tower shall be the same as the fee for intermediate plan review, plus the fee for the technical consultant, if necessary.

(f) *Personal wireless service (PWS) facilities.*

(1) *General.*

- a. PWS antennas attached to existing structures shall be permitted as accessory uses in all zoning districts.
- b. PWS antennas may be located on existing commercial, industrial, office, institutional or multiple-family structures of 5 or more stories, or at least 65 feet. PWS antennas shall not be mounted on single-family structures, two-family structures, or on commercial, industrial, office, institutional or multiple-family structures less than 5 stories in height, or less than 65 feet.
- c. PWS antennas may extend a maximum of 20 feet above the roofline or the highest point of the existing structure on which they are mounted. A special use permit may be approved for a PWS antenna to extend higher than 20 feet above the roofline or the highest point of the existing structure if it can be shown that this will prevent the construction of a communications tower elsewhere.
- d. The height of a rooftop installation shall be measured from the finish level of the portion of the roof on which the antenna is mounted.
- e. The height requirement shall not apply if the PWS antenna is incorporated into a steeple, bell tower or similar architectural feature of a church, school or institution; however, the incorporated antenna must not exceed the height limitations prescribed in the airport zoning ordinance.
- f. PWS antennas may not display any advertising, nor may they display any signals, lights or illumination unless it is required by an applicable federal, state or local statute, ordinance, rule or regulation.
- g. The design, construction and installation of PWS antennas shall comply with all applicable building codes.
- h. PWS antennas placed on a legally non-conforming structure shall not be considered an expansion of the structure. Existing PWS antennas that were legally installed at the time of initial installation may be repaired, replaced and/or relocated at an equal or lower height on the existing structure.

(2) *Visual compatibility.*

- a. PWS antennas must be placed on the structure out of public view to the greatest extent possible. If this is not practical, screens or

enclosures are required to conceal the facility from public view in a manner that is compatible with the scale, color and architectural character of the structure.

- b. If it is necessary to place the PWS antenna in public view, it shall be integrated into the structure in such a manner that it is compatible with the scale, color and architectural character of the structure to the greatest extent practical.
- c. Equipment shelters used in conjunction with PWS antennas shall be located inside the existing structure or hidden from public view, or made compatible with the scale, color and architectural character of the structure.
- d. A PWS antenna shall comply with the required setbacks for the zoning district in which it is located.

- (3) *Development plan approval.* Development plan approval in accordance with Article VII and the application requirements of subsection 30-98(m)(6) through (9), are is required prior to the issuance of a building permit for all PWS antennas.

(g) *Personal wireless service (PWS) facilities on existing wireless communication towers.*

(1) *General.*

- a. PWS antennas attached to existing tower structures shall be permitted as accessory uses in all zoning districts.
- b. PWS antennas may not display any advertising, nor may they display any signals, lights or illumination unless it is required by an applicable federal, state or local statute, ordinance, rule or regulation.
- c. The design, construction and installation of PWS antennas shall comply with all applicable building codes.
- d. PWS antennas placed on a legally non-conforming structure shall not be considered an expansion of the structure. Existing PWS antennas that were legally installed at the time of initial installation may be repaired, replaced and/or relocated at an equal or lower height on the existing structure.

- (2) *Development plan approval.* The level of review for PWS facilities on existing wireless communication towers shall be rapid review in accordance with Article VII and the application requirements of subsection 30-98(m)(6) through (9), prior to the issuance of a building permit for all PWS antennas.

(~~h~~ 4) *Amateur radio towers Residential districts.* All transmitter amateur radio towers in residential districts as listed in Article IV of this chapter must meet the following requirements:

- (~~1~~ a.) *Height.* No tower shall rise more than 80 feet from the ground level at the exact site on which it is erected except as otherwise provided for in paragraph (~~g~~ 7) below.
- (~~2~~ b.) *Location.* Towers are only allowed in rear yards. Only one tower is allowed per lot.
- (~~3~~ c.) *Guy anchors.* Guy anchors shall meet the setback requirements of the respective residential district and are allowed in side and rear yards only.
- (~~4~~ d.) *Construction standards.* Towers must meet manufacturer's specifications and plans must be certified by an engineer licensed in the State of Florida. Towers must meet the requirements of the Standard Building Code, as may be amended from time to time, relating to wind loads, and must be engineered or guyed so that in the event a tower falls it will collapse only within the property lines on which it is located. All towers must meet the standards contained in American National Standards Institute "Steel Antenna Towers and Steel Supporting Structures" (ANSI EIA/TIA 222, ~~E-1994~~ latest version).
- (~~5~~ e.) *Fencing and buffering.* A metal chainlink fence or solid wood or masonry wall at least 8 feet in height shall be constructed and maintained around the perimeter of the rear yard or the base of the tower. Climb-proof shields can be substituted for a fence or wall around the tower. A combination of hedges and/or evergreen trees, at least 4 feet in height when planted, shall be planted and maintained around the perimeter of the rear yard or in a continuous line around the tower and spaced close together to provide a continuous visual screen. Shrubs shall also be planted and maintained around the guy anchors for visual screening purposes.
- (~~6~~ f.) *Design/landscape plan.* A design/landscape plan is required for all proposed tower sites, showing the proposed location of the tower, guy anchors and any existing or proposed landscaping as required by this section.
- (~~7~~ g.) *Special use permit for excess height.* Towers may be constructed in excess of the 80-foot height limitation provided a special use permit is issued. In addition to the requirements of Article VII, Division 5 4, special use permit considerations shall also include the following:
 - ~~1~~ a. The effects of topography, terrain and height of surrounding tree canopy on broadcasting ability.
 - ~~2~~ b. The construction and design of towers with regard to safety regulations including a consideration of the distance from the airport and whether the proposed tower would interfere with any flight paths.

- 3 c. The visual impact on surrounding properties and existing or proposed screening and buffering.

(8) Development plan approval. The level of review for amateur radio towers shall be rapid review in accordance with Article VII.

(i) Historic preservation/conservation districts. A wireless communications tower may only be located in a historic preservation/conservation district if it is a camouflaged tower and is 80 feet or less in height. A certificate of appropriateness from the historic preservation board will be required for approval, in addition to the requirements of subsection 30-98(d). Personal wireless service (PWS) antennas located in a historic preservation/conservation district will be required to obtain a certificate of appropriateness from the historic preservation board for approval, in addition to the requirements of subsection 30-98(f) and (g). Any alteration made to a historical structure to accommodate the placement of a PWS antenna shall be fully reversible.

(j) Broadcast Transmitter towers, retransmission and microwave transmission towers. Broadcast towers can be guyed towers, lattice towers or monopole towers.

(1 a) Dimensional requirements.

(1) a. Tower location. Broadcast transmitter towers and retransmission and microwave transmission towers shall be set back at least 100 percent of the height of the tower from any adjoining lot line. No broadcast tower may be located between the street and the front of any principal building. Broadcast towers adjacent to any residential district shall be screened along any common property line by trees and shrubs. A combination of hedges and/or evergreen trees, at least four feet in height when planted, shall be planted and maintained around the perimeter of the rear yard or in a continuous line around the tower and spaced close together to provide a continuous visual screen. Shrubs shall also be planted and maintained around the guy anchors for visual screening purposes.

(2) b. Anchor location. All tower supports and peripheral anchors shall be located entirely within the boundaries of the property.

(3) c. Height and angle of light. The height and angle of light obstruction of particular zoning districts shall not apply to broadcast towers.

(2 b) Fencing and buffering (all nonresidential districts). A metal or solid fence or wall of not less than 8 feet in height from finished grade, with locked gates, shall be provided around the base of each tower or around the yard area where the tower is located. Climb-proof shields can be substituted for a fence or wall around any accessory tower. A broadcast tower shall