
A. **Purpose and Intent.** The purpose and intent of this section is to provide development standards relating to specific types of personal wireless service facilities (PWSF). The requirements established herein are deemed necessary by Manatee County to protect and enhance the community's environmental, economic, and aesthetic quality, thereby contributing to the overall objective of promoting the health, safety, and general welfare. More specifically, it is the purpose of this section to:

1. Encourage the use of alternative support structures, collocation of new antennas on existing telecommunication towers and existing structures, camouflaged towers, monopoles, and construction of towers with the ability to locate three (3) or more providers, respectively.

2. Consider the design of the PWSF, with particular reference to design characteristics that have the effect of minimizing the adverse visual impact of the PWSF and associated equipment.

3. Encourage the use of sites which are already developed with non-residential uses including, but not limited to, commercial, industrial, or used for governmental operations, all of which may already be currently visually impacted by tall structures, through the use of siting and locational preferences.

4. Protect and preserve the distinctive, unique natural features of the County which are in part the result of the County's location abutting both sides of the Manatee River and containing bays within the confines of the County boundaries, encompassing the historic protection overlay districts, historic vista protection areas and scenic water view protection areas.

5. Protect and preserve passive recreation or environmentally sensitive areas within the County parks; preservation/conservation areas as identified in the Future Land Use Element of the Comprehensive Plan; designated wildlife corridors and other environmentally sensitive areas from potential adverse impacts from the placement of telecommunication towers.

6. Discourage new telecommunication towers in the non-preferred zone districts described in Table 5-1 of this section, inclusive of all residential zone districts, through the use of siting and locational preferences to further the preservation of community aesthetics, the compatibility of land uses in residential zone districts, and otherwise protect the attractiveness, health, safety and general welfare of the community.

7. Enhance the ability of the providers of personal wireless services to provide such services to the community quickly, effectively and efficiently.

8. Expedite the review process for those applications choosing the least intrusive alternative of deploying PWSFs.

B. **Applicability.**

1. This section shall apply to all PWSF which are a principal use. All telecommunication towers shall also comply with Sections 403.2.J (Airspace Height Limitations) and 900 (Entranceways). Accessory use antennas shall comply with Section 511.1 instead of this section.

2. The installation of any amateur radio facility that is owned and operated by a federally licensed amateur radio station operator shall be regulated as permitted accessory uses pursuant to Section 511.1. Pursuant to the County does not preclude the installation and/or operation of amateur radio antennas. In applying any relevant sections of the Code to applications for the installation or replacement of amateur radio antennas, as defined by the FCC, the County shall not impose any additional zoning, construction or other regulatory requirements not provided for in the Code. Such regulatory requirements of this Code as may apply to any particular application for an amateur radio antennas are deemed to be the minimum practicable to accomplish the County's zoning and construction policies.

3. An existing principal use or structure shall not preclude the future installation of a principal use PWSF subject to compliance with this Code.
C. **Approval Types.** PWSF shall be approved by the type of permit required by the Matrix of Siting Locational Preferences in Table 5-1.

1. **Planned Development Zoning Districts.**
   a. In the event there is an approved general development plan applicable to the proposed location for the telecommunication tower, and telecommunication towers are listed as an allowed use, then the application for approval of a telecommunication tower is evaluated administratively with a final site plan application for consistency with the general development plan and compliance with the standards contained in this section.
   b. In the event the telecommunication tower is not identified on an approved general development plan or approved preliminary site plan as an allowed use, then the applicant is required to file an application to amend the applicable general development plan or preliminary site plan. In such event, the amendment shall be reviewed during the public hearing process by the Planning Commission and the Board of County Commissioners. The criteria used by staff, the Planning Commission and the Board of County Commissioners shall be the general criteria for the processing of General Development Plans in Chapter 3.
   c. All telecommunication towers depicted on a concept development plan shall be required to comply with this section. In the event the process requires approval of an amended concept development plan by the Board of County Commissioners, then the ordinance approving the amended general development plan shall specify whether the final site plan for the proposed telecommunication tower demonstrating compliance with this section is required to be reviewed by the Board at a public hearing or will be reviewed administratively. In determining whether a public hearing for the final site plan is required, the Board shall consider whether the amended general development plan is of sufficient detail to demonstrate compliance with the requirements of this section, including the preservation of community aesthetics to be determined by the Board.
   d. In the event the process for approval requires an amended preliminary site plan to be approved by the Board, the standards in this section shall be reviewed simultaneously by the Board as part of the site development plan review process.
   e. The statements required to be submitted by the applicant regarding siting preferences for property being used for governmental operations and for preferred zone districts in Table 5-1 shall be required at the earliest step in the process (i.e., amendment of the general development plan).

2. **Development of Regional Impact (DRI).** If a telecommunication tower is proposed in an approved DRI, then the development order for the DRI shall specify the telecommunication tower as an identified allowed use. If the telecommunication tower is identified as an allowed use, then the application for site development plan is required to be reviewed administratively and the requirements of this section shall be applicable. In the event the telecommunication tower is not identified within the DRI development order as an allowable use, then the applicant shall process the required applications regarding the DRI in accordance with applicable state law prior to submitting an application for approval of the telecommunication tower to the Department Director in accordance with the requirements of this section.

3. **PR, NC or GC Zoning Districts.** The Department Director is authorized to allow a monopole telecommunication tower with three (3) or more providers that normally require approval of a Special Permit in the PR, NC or GC zoning districts to obtain approval by Administrative Permit upon a finding of minimal visual and aesthetic impacts on surrounding properties.

D. **General Standards.**

1. **Permitted Locations.** All telecommunication towers shall be located landward of the five (5) foot contour line, and not within the historic preservation overlay districts, historic vista protection areas, scenic water view protection areas, and velocity zones. For the purposes of this section the scenic water protection area shall be the following areas, provided they are not in an extraction or industrial zoning district.
a. Two thousand (2,000) feet from the Ordinary High Water Line of the County's bays.

b. Two thousand (2,000) feet in width along both sides of the Manatee River.

2. **Availability of Other PWSF Providers.** The approving authority, whether it be the Department Director, Planning Commission or Board of County Commissioners shall not consider the availability of service from other PWSF providers to the area under consideration for approval of a proposed PWSF.

3. **Collocation of PWSFs.**

   a. Solely to the extent required by F.S. § 365.172, the County shall review and grant or deny an application for a permit for the collocation of a PWSF on property, buildings, or structures within the normal timeframe for a similar building permit Review but in no case later than forty-five (45) business days after the date the application is initially submitted and deemed by the County to be a complete application in accordance with the requirements of this section. Such time frame shall begin to run when the application is deemed to be complete in accordance with this Section.

   b. Antennas collocated with an existing PWSF of a design and configuration consistent with all applicable regulations, restrictions or conditions, if any applied to the initial antenna array placed on the structure shall be permitted. Any regulation, restriction or condition that limits the number of collocations or requires a review process inconsistent with this section shall not apply. As part of such collocations, new accessory equipment shall be allowed within the existing compound.

   The height of an existing telecommunication tower may be increased one time during the life of the tower by a maximum of forty (40) feet in order to accommodate collocation.

   A telecommunication tower which is being relocated or reconstructed to accommodate collocation may be relocated within fifty (50) feet of its existing location with Administrative Permit approval, provided that:

   i. The separation from residential uses and zoning districts shall not be diminished unless the required separation is maintained;

   ii. Separation from other uses and zoning districts shall be maximized to the greatest extent possible; and

   iii. The requirements for a license described in this Section, landscaping, and falldown radius are met.

   In the event the telecommunication tower which is being relocated or reconstructed to accommodate a collocation is moved beyond fifty (50) feet of its existing location without increasing the tower height, then review shall be by an administrative permit and all of the other provisions of this section.

   If a telecommunication tower is replaced with a new telecommunication tower to accommodate collocation, where the above-referenced residential separation is not maintained, special permit review of the decreased residential separation shall be required.

4. **Separation.**

   a. Separation from Off-Site Uses. All telecommunication towers adjacent to an off-site residential use or district shall be setback from that lot line a distance of two hundred (200) feet or two hundred (200) percent of the height of the tower, whichever is greater.

   The Department Director may reduce this setback to one hundred (100) percent of the tower height when the applicant demonstrates to the Department Director's satisfaction that service cannot be provided without this reduction. Conditions may be added to address visual impacts.
b. Separation from On-Site Uses. A telecommunication tower shall be located a minimum distance equal to the falldown radius from any on-site residential use.

c. Separation Between Telecommunication Towers (by Tower Type).

<table>
<thead>
<tr>
<th>Proposed Tower Types*</th>
<th>Minimum Distance from Monopole, Lattice, or Guyed</th>
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</thead>
<tbody>
<tr>
<td>Lattice</td>
<td>2,500 ft.</td>
</tr>
<tr>
<td>Guyed</td>
<td>2,500 ft.</td>
</tr>
<tr>
<td>Monopole-85 ft. in height or greater</td>
<td>1,500 ft</td>
</tr>
</tbody>
</table>

*Camouflage towers are exempt from the separation between towers requirement listed above.

The requirement for separation between towers shall not apply to or be measured from towers erected by a Local Government, School Board, State, or Federal agency.

Either the Department Director (for Administrative Permit), or the Hearing Officer (for Special Permits), may reduce the separation requirements when the applicant demonstrates to either the Department Director or Hearing Officer's satisfaction that service cannot be provided without the modification. The following criteria shall be evaluated:

i. The reduction is limited to a fifty (50) percent reduction of the separation requirement.

ii. The proposed location would not create a greater aesthetic impact on surrounding properties.

iii. The reduction is not contrary to the public interest.

Towers located in the PDI, PDUI, HM, LM and EX zoning districts are exempt from these separation requirements.

This separation requirement shall not apply to towers proposed within one hundred (100) feet of an approved tower. This distance shall be measured from the outside edge of the tower structure, excluding guy wires for guyed towers. A maximum of three (3) towers may be clustered in an area under this provision.

d. Separation from Arterial Roadways. All new towers shall be set back from classified arterial roadways a distance equal to one hundred twenty-five (125) percent of the tower height, unless an engineering certification shows that in the event of collapse, the telecommunication tower is designed to collapse within a smaller area.

e. Separation from Interstates. All new guyed, monopole and camouflaged towers shall be set back from Interstate rights-of-way a minimum of one hundred twenty-five (125) percent of the tower height. Lattice towers shall be setback a minimum of five hundred (500) feet from Interstate rights-of-way.

f. Guy Wires Separation. All guy wires shall be at least fifty (50) feet from all property lines.

5. Site Development.
a. All new telecommunication towers sites shall be of a minimum size to provide collocation opportunities, and contain all required site improvements (i.e., landscaping, equipment cabinets, etc.). The developer or owner shall own or control by lease the land in every direction from the outer edge of the base of the telecommunication tower a distance equal to the tower height or falldown radius. The above area may be referred to as the leased parcel. The entire falldown radius shall either be within a recorded easement, or contained within the leased parcel, but in either case shall be contained entirely within the parent parcel.

b. Telecommunication sites shall not be used for the outside storage of materials or equipment, or for the repair or servicing of vehicles or equipment.

c. All sites shall provide adequate ingress and egress for all emergency vehicles.

d. Due to the nature of these facilities, all unmanned PWSFs may be allowed modifications of the requirements for paved driveways, off-street loading, off-street lighting, off-street parking, solid waste collection, potable water, and sewage collection requirements, as determined appropriate by the Department Director.

6. **Landscaping and Screening.** The visual impacts of ground mounted PWSF and facilities shall be mitigated from nearby viewers through landscaping or other screening materials at the base of the tower and ancillary structures. The Department Director may modify the following landscaping requirements in industrial or agricultural zone districts. A ten (10) foot wide landscape buffer shall be required around the perimeter of a telecommunication tower lease parcel and shall include the following features:

   a. Landscaping shall be installed on the outside of fences;
   b. A row of understory trees, a maximum of ten (10) feet on center shall be planted in the buffer;
   c. A continuous hedge shall be planted on the outside of the perimeter fence and tree line referenced above; and
   d. Existing vegetation shall be preserved to the maximum extent possible. Where unique natural features provide vegetative screening which meets or exceeds the standards provided above, the Department Director may approve an alternative landscape and screening plan upon determining that such plan meets the intent of these standards and meets or exceeds a plan in strict compliance.

7. **Appearance.**

   a. All PWSFs shall be located, designed, and screened, to the greatest extent possible, using materials, colors, textures, screening, and landscaping that will blend the facilities with the existing natural or built surroundings, as well as any existing supporting structures, to reduce visual impacts.
   b. If the antenna is installed on a structure other than a telecommunication tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to or compatible with the color of the supporting structure, so as to make the antenna and related equipment as visually unobtrusive as possible.
   c. Each application shall demonstrate that, to the greatest practical extent, the proposed facility is designed to limit the visual impact on surrounding land uses and public views.

8. **Lighting.**

   a. Telecommunication towers or antennas shall not be artificially lighted unless required by the FAA or other applicable regulatory authority. If lighting is required, the lighting design which would cause the least disturbance to the surrounding properties shall be chosen.
   b. The illumination of adjacent premises from security lighting of any associated equipment shelters or cabinets shall not exceed a value of one (1) foot candle measured in the horizontal or vertical plane at a point five (5) feet inside any adjacent residential property.
Lighting shall not produce glare which may have an adverse impact on use of any rights-of-way or other property.

9. **Antennas.**
   
a. **Maximum Height.** The maximum height of an antenna platform located on a roof top shall be ten (10) feet above the roof. All platforms shall be screened by parapet or other approved methods from major collector or higher roads, recreational areas, and adjacent residential district or uses.
   
b. **Extension.** An antenna may extend twenty (20) feet above the platform, telecommunication tower, roof, or alternative support structure that supports the antenna.
   
c. **PWSF Facilities.** All PWSF facilities shall comply with current FCC rules and guidelines concerning human exposure to radio frequency electromagnetic fields (FCC Guidelines), the County reserves the right to request the FCC to provide information or verification of a PWSF's compliance with FCC Guidelines.
   
d. **Building Exterior.** Antenna and antenna platforms may project beyond the building exterior walls upon approval of the Department Director.
   
e. **Roof.** The roof area where a PWSF is located shall be secured from the remaining roof area to prevent unauthorized access.
   
f. **Report.** A report prepared by a Professional Engineer (structural) indicating the tower or structure's suitability to accept an antenna shall be included with any application.
   
g. **Interference.** PWSF shall not interfere with or obstruct existing or proposed public safety and fire protection telecommunication facilities. Any interference and or obstruction shall be corrected by the applicant at no cost to the County.
   
h. **Utility pole mounted antennas.** The maximum height above the pole for a utility pole mounted antenna shall be twenty (20) feet.
   
i. Horizontal separation between utility pole mounted antennas shall be equal or compatible to the location and spacing of adjacent utility poles.
   
ii. To the greatest practical extent, utility pole mounted antennas shall be located where they are concealed from the public view by other objects such as trees or buildings.
   
iii. When it is necessary to locate a utility pole mounted antenna in public view, to the greatest practical extent, it shall be designed to limit visual impact on surrounding land uses.
   
iv. Equipment cabinets shall be of a scale and design that make them no more visually obtrusive than other types of utility equipment boxes. Equipment cabinets associated with utility pole mounted antennas which are outside of the rights-of-way shall meet setbacks for the zoning district where they are located.
   
v. To the greatest practical extent, equipment shelters located outside of the rights-of-way shall be concealed from public view or shall be architecturally designed or screened to be compatible and blend in with surrounding land uses or buildings.

10. **Temporary Wireless Telecommunication Facilities.**
   
a. **Temporary Use Permit.** Temporary Wireless Telecommunication Facilities are allowed with a temporary use permit from the Department Director in accordance with Section 354.
   
b. **Duration.** The Department Director shall determine the duration of temporary use permits for Temporary Wireless Telecommunication Facilities. Temporary use permits are available for large-scale special events, during the construction or reconstruction of permanent facilities and during the time frame for a declared state of emergency by the County.
c. Height. The maximum height of a Temporary Wireless Communication Facility is fifty (50) feet from grade in residential zone districts and one hundred (100) feet from grade in non-residential zone districts.

d. Setbacks. The Temporary Wireless Communication Facility shall meet the minimum zone district requirements.

e. Noise Restrictions. Equipment such as air conditioners and generators used in connection with a Temporary Wireless Communication Facility shall not generate noise above decibel levels consistent with the County's noise ordinance.

11. Construction Standards.

a. All telecommunication towers shall provide a falldown radius within the parent parcel.

b. Telecommunication support facilities shall be the only structure, residentially-used building, or use allowed within the falldown radius.

c. All PWSF facilities shall comply with current FCC rules and guidelines concerning human exposure to radio frequency electromagnetic fields (FCC Guidelines), the County reserves the right to request the FCC to provide information or verification of a PWSF's compliance with the FCC Guidelines.

d. Ground mounted telecommunication towers shall be separated from overhead power lines, with a voltage exceeding seven hundred and fifty (750) volts, a distance equal to their height.

e. Telecommunication support facilities may not exceed twenty (20) feet in height.


a. New PWSF (not a collocated PWSF). Solely to the extent required by F.S. § 365.172, the County shall review and grant or deny an application for the siting of a new PWSF on property, buildings, or structures within the normal timeframe for a similar type of permit review but in no case later than ninety (90) business days after the date the application is initially submitted and deemed to be a complete application in accordance with the requirements of this section.

b. Completeness Determination. Solely to the extent required by F.S. § 365.172, the Department Director shall notify the applicant, in writing, within the normal timeframe of review, but in no case later than twenty (20) business days after the date the application is submitted or material resubmitted as to whether the application is for administrative purposes only, properly submitted, and completed in accordance with the requirements of this section. Such notification shall indicate with specificity any deficiencies which, if cured, shall make the application properly completed. If the County does not notify the applicant in writing that the application is not completed in compliance with the Land Development Code regulations within twenty (20) business days after the date the application is initially submitted or additional information resubmitted, the application is deemed, for administrative purposes only, to be properly completed and properly submitted. A determination by the Department Director that the application is complete shall not be deemed as an approval of the application.

c. Automatic Approval. Solely to the extent required by F.S. § 365.172, if the County fails to grant or deny a complete application within the time frames set forth in this Section, the application shall be deemed automatically approved and the applicant may proceed to the next level of review or if no additional levels of review are required, with placement of the PWSF without interference or penalty. The time frames set forth in this Section shall be extended in the event the application has not been granted or denied because the application is for an approval requiring action by the Board of County Commissioners or an appeal of an administrative determination is made to the Board of County Commissioners and such action has not taken place within the established time frames. Under such circumstances, the Board of County Commissioners must act to either grant or deny the application for the
permit at its next regularly scheduled meeting after the ninety (90) business days have expired, or, the application shall deemed automatically approved.

d. Time Frame Waiver. To be effective, a waiver of the time frames set forth in this Section must be voluntarily agreed to by the applicant and the County. The County may request, but not require, a waiver of the time frames by an applicant, except that with respect to a specific application, a one-time waiver may be required in the case of a declared local, state or federal emergency that directly affects the administration of all permitting activities of the County.

   a. PWSF shall be secured from access by the public and other unauthorized persons.
   b. Towers shall be enclosed by a continuous six (6) foot high security fence. Barbed wire may be used on security fences in any zoning district, provided such barbed wire is limited to three (3) strands and is a minimum of six (6) feet above the ground. The gates shall be secured with a locking mechanism to prevent unauthorized access. A rapid access key box or other local fire district approved entry system shall be utilized.
   c. Towers shall provide anti-climbing devices.
   d. Alternative support structures shall be designed to prevent unauthorized access.
   e. PWSF located on building roofs shall be secured from the remaining roof area to prevent unauthorized access.
   f. Signage. No trespassing signs and in case of emergency contact signs shall be posted on each telecommunication facility adjacent to the entrance. No other signage is permitted, except as required for public safety purposes, as may be required by a government agency.

14. Application requirements. In addition to the requirements of Section 320, an application for a telecommunication facility shall contain:
   a. Any reports, explanations, certifications, or other documentation required by this Section.
   b. Copies of licensure from the Federal Communications Commission (FCC) and evidence of compliance with the applicable Federal Aviation Administration (FAA) requirements codified as 14 C.F.R. § 77, including any Aeronautical Study Determination.
   c. The application shall include a tabular and map inventory of all the applicant's existing telecommunication facilities that are located within the applicant's search area, including the incorporated municipalities.
   d. This inventory shall specify the location, height, type, and design of each existing telecommunication facility, the ability of the tower or antenna structure to accommodate additional co-location antennas, and where applicable, the height of the alternative support structures.
   e. Coordinates of the facility shall be supplied in the Global Positioning System format or other format approved by the County.
   f. A written instrument executed by the PWSF owner or operator and, in the case of a leased site, a written instrument executed by the lessor and lessee, binding their successors and assigns, in a form suitable for recording in the official records, granting Manatee County and its agents and employees a license to enter the real property on which the site is located and remove any abandoned telecommunication tower at the owner or operator's expense following enforcement action.
   g. In the case of a leased site, a lease agreement or binding lease memorandum which shows:
      i. on its face that it does not preclude the site owner from entering into leases on the site with other provider(s); and
ii. the legal description and amount of property leased.

h. All PWSF facilities shall comply with the current FCC rules and guidelines concerning human exposure to radio frequency electromagnetic fields (FCC Guidelines), the County reserves the right to request the FCC to provide information or verification of a PWSF’s compliance with FCC Guidelines.

i. If lighting is required, a plan showing the lighting design.

j. If the PWSF is located in an easement, the owner of the easement and underlying property owner must authorize the application.

k. A certification prepared by a Professional Engineer (structural) which provides the minimum falldown radius for the telecommunication tower.

l. Siting Preferences.

i. A statement by the applicant indicating that it has reviewed properties within its search area currently being used for governmental operations (not including property in the Conservation Zone District with an approved Environmental Preserve Management Plan). If such property is available, the statement shall also include a detailed review of the efforts made by the applicant to secure authorization, through lease or other similar means, to place the PWSF on the available properties, including whether the property was unsuitable for construction of the designed PWSF due to characteristics of the site such as setbacks, size of parcel and the like not complying with Section 531.36 of this Code, whether the person or entity owning or controlling the property required compensation or other terms or conditions which were beyond those available for other properties in the search area, or whether the person or entity owning or controlling the property declined to enter lease discussions or otherwise declined to entertain placement of the PWSF. Such statement shall be signed by an official of the applicant with authority to make the submission who has personal knowledge of the matters discussed therein.

ii. A statement by the applicant indicating whether property within the search area of the PWSF within a preferred zone district in Table 5-1 of this section is available upon which the PWSF could be constructed in compliance with this Section. If such property is available, then the statement shall include a full explanation if the applicant does not plan to locate the PWSF on such property. Alternatively, a notarized affidavit shall be submitted to the County that establishes that the location of the PWSF in a preferred zone district would have the effect of preventing the applicant from providing wireless services to the intended coverage area.

m. Each application shall identify the zone district and location preference that the proposed PWSF is meeting. (Reference Table 5-1 of this section). If the proposed PWSF is not in a Preferred Zone identified in Table 5-1 of this section, the applicant shall provide a map of the geographical area and a written discussion of sites within preferred zones within the applicant's search area and describe why each preferred site is not available for siting the PWSF. The written explanation shall address whether the proposed site:

i. Meets the applicant's engineering requirements for the proposed PWSF;

ii. Is of sufficient height to meet the applicant's engineering requirements;

iii. Has sufficient strength to support the applicant's proposed antenna;

iv. Has sufficient vertical space to accommodate the applicant's antenna; and

v. Is available for lease under a reasonable leasing agreement, as determined by industry standards for the geographic area.

n. The applicant shall provide a statement as to whether the proposed site is preferable due to aesthetic and community character compatibility as compared to sites available in the preferred zone districts or preferred locations in Table 5-1.
o. A statement by the applicant as to whether construction of the telecommunication tower will accommodate collocation of additional antennas for future PWSF providers, including the collocation capacity.

p. A statement by the applicant demonstrating to the satisfaction of the County that no existing telecommunication tower, alternative support structure, building or other structure within the applicant's geographic search areas is available for siting the proposed PWSF as follows:
   i. Meets the applicant's engineering requirements for the proposed PWSF;
   ii. Is of sufficient height to meet the applicant's engineering requirements;
   iii. Has sufficient strength to support the applicant's proposed antenna;
   iv. Has sufficient vertical space to accommodate the applicant's antenna; and
   v. Is available for lease under a reasonable leasing agreement, as determined by industry standards for the geographic area.

q. In the event the applicant is requesting the siting of a PWSF in a residential zone district as a non-preferred zone district in Table 5-1 of this Code, the applicant shall submit with its application a statement with facts demonstrating that the applicant cannot reasonably provide telecommunication service to the residential area or zone from outside the residential area or zone district.

r. Visual Aids (digital format) of the proposed PWSF site showing predevelopment (existing) and post-development conditions. The visual aids shall show the closest public views of the PWSF from a minimum of four (4) locations. The predevelopment visual aids shall be used to show post-development views of the PWSF (telecommunication tower, antennas, associate support facilities, landscaping and security fencing). Post-development views shall include views of the PWSF as it would appear immediately after construction and may include views of twelve (12) and twenty-four (24) months after construction. The visual aids shall show the relationship and proximity to neighboring residential zone districts and uses and how the PWSF will appear from public viewpoints. The visual aids may be accompanied by a corresponding written visual impact analysis prepared by the applicant. These requirements for visual aids are minimums and the County reserves the right to require additional visual aids as determined on a case-by-case basis.

s. Experts.
   i. Where due to the complexity of the methodology or analysis required to review an application for a PWSF, the County may require a technical review by a third-party expert, the specifically identified reasonable expenses of which shall be borne by the applicant, which sum shall be in addition to PWSF development review fees established by resolution of the Board. Applicants for a PWSF shall submit a deposit as determined by fee resolution towards the cost of such technical review upon written notification from the County that a technical review is required, and shall remit any outstanding balance to the County for such review prior to issuance of a building permit for the PWSF. Any unused portion of a fee deposit shall be remitted to the applicant.
   ii. The expert review may address any or all of the following:
      (a) The accuracy and completeness of submission;
      (b) Applicability of analysis techniques and methodologies;
      (c) The validity of conclusions reached;
      (d) Whether the proposed PWSF complies with the applicable standards set forth in this section; and
      (e) Other matters deemed by the County to be relevant to determining whether a proposed PWSF complies with the provisions of this section.
Based on the results of the expert review, the County may require additional information or submittals from the applicant or impose conditions of approval.

E. Annual Report.
1. The owner or operator of a new or existing PWSF shall file annually on or before January 31 of each year, with the Building and Development Services Department a PWSF Annual Report.
2. The PWSF Annual Report shall include the owner and operators names, address, phone numbers, contact person(s), type of antenna, applicable FCC License numbers, applicable FAA Licenses, type of support structure (tower, alternative support), County approval numbers. Additionally reports submitted by Tower owner and operators shall also supply the number of co-locations positions designed, occupied, or vacant. The submission on a county form designed for such use shall be evidence of compliance.
3. Structural certification for new and existing telecommunication towers shall be submitted with the PWSF Annual Report on the tenth (10th) anniversary of the Building Permit issuance for the tower or the next PWSF Annual Report, whichever is later. The structural certification shall state general structural stability of the structure and the ability to add additional antennas to the tower. The PWSF Annual Report shall include a structural certification every five (5) years thereafter.

F. Abandonment. Any telecommunication tower which has no operational antenna located thereon for a period of six (6) months will be deemed to be abandoned, and therefore shall constitute a violation of this Code. The owner or operator of the abandoned telecommunication facilities shall be given six (6) months after being provided with written notification of said violation to either reactivate or dismantle and remove the telecommunication facilities. In the event of the owner or operator's failure to comply with the County's request for removal, the matter may be subject to enforcement action. Nothing herein shall be construed to limit the County's right to pursue any other legal remedy.

Table 5-1: Matrix of Siting and Locational Preference

Preferred Zone Districts: (Districts Listed in Descending Order of Preferences)

<table>
<thead>
<tr>
<th></th>
<th>Camouflaged Max. 150'</th>
<th>Monopole Max. 150'</th>
<th>Monopole Greater than 150', Max. 200'</th>
<th>Monopole with 3 or more providers, Max. 200'</th>
<th>Guyed Tower</th>
<th>Lattice Tower Max. 400', except PDR Max. 150'</th>
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<tr>
<td>EX</td>
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Office

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Agriculture (40 acres or greater)

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AP = Administrative Permit
SP = Special Permit
P = Permitted
X = Not Permitted

**NOTES:**

* AP*/SP = General Agricultural (A) and Suburban Agricultural (A-1) parcels smaller than forty (40) acres in size shall obtain approval by a Special Permit.

** Unless otherwise noted in this Chapter. AP/SP = Administrative Permit required as specified in this Section or elsewhere in this Code.

Uses may be further restricted or modified by the overlay district criteria in Section 403.

**Non-Preferred Zone Districts:**
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<th></th>
<th>Camouflaged Max. 150'</th>
<th>Monopole Max. 150'</th>
<th>Monopole Greater than 150', Max. 200'</th>
<th>Monopole with 3 or more providers, Max. 200'</th>
<th>Guyed Tower</th>
<th>Lattice Tower Max. 400', except PDR Max. 150'</th>
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Agriculture (less than 40 acres)

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Conservation

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All other Locations
SP1 = Approval is limited to institutional, recreational, schools, and utility uses, all which have a lot area of eight (8) acres or more.

P*/FSP = With limitations, as specified in this Section, Standards for Specific Uses Criteria, or elsewhere in this Code. Uses may be further restricted or modified by the planned development district standards in Section 402.

Telecommunication towers in the PDR District are allowed a maximum height of 150 feet.

**Figure 5-1: Setback depending on Tower Height**

![Setback depending on Tower Height](image-url)