

## Antenna Regulations Survey

<u>CITY</u>	<u>MAXIMUM PERMITTED HEIGHT</u>
Mesquite	60 Feet - Residential and Commercial
Garland	Height as allowed by zoning - SUP over 40 Feet
Carrollton	Currently reviewing requirements - now require SUP
Allen	30 Feet - Residential Height as allowed by zoning for non-residential
Plano	Height determined by setback - Setback from all structures must be equal to height
Farmers Branch	Height as allowed by zoning for non-residential 42 Feet - Residential
Richardson	99 Feet - Commercial and Residential
Arlington	Antennae banned from Residential Areas



after Pt 2 consideration.  
~~If approved:~~

Scheduled for City Council..... 8/5/89  
Notice sent to newspaper..... 9/15  
Notice sent to property owners.....                     

Prepared notes and supporting information for City Council.....                     

If approved:

Notified applicant of results.....                       
Prepared ordinance.....                       
    1st reading of ordinance.....                       
    2nd reading of ordinance.....                       
    Caption to newspaper.....                     

Update office map.....                     

Notified Inspection Dept. of change.....                     

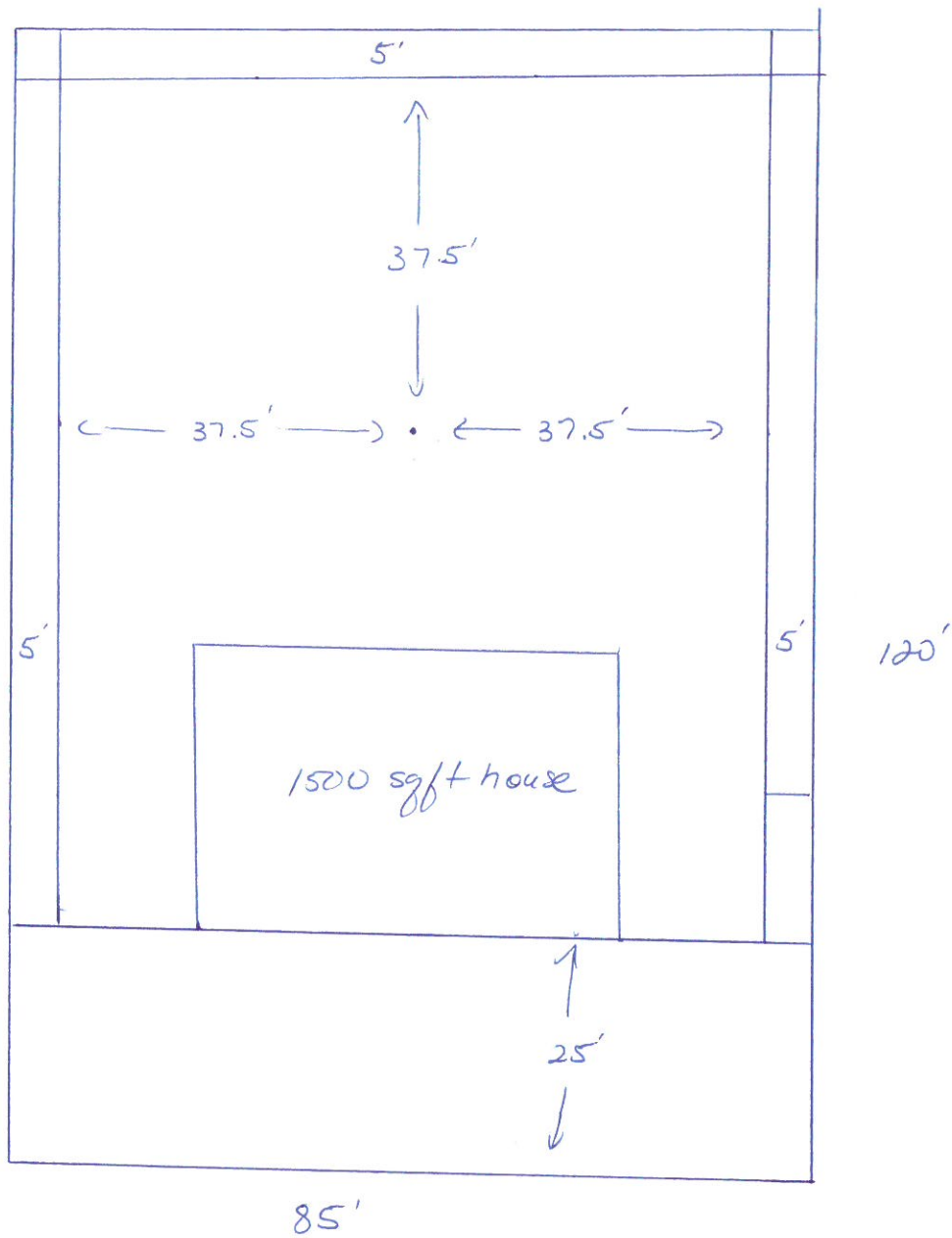
Included map in update file.....                     

Included in CUP list (if applicable).....                     

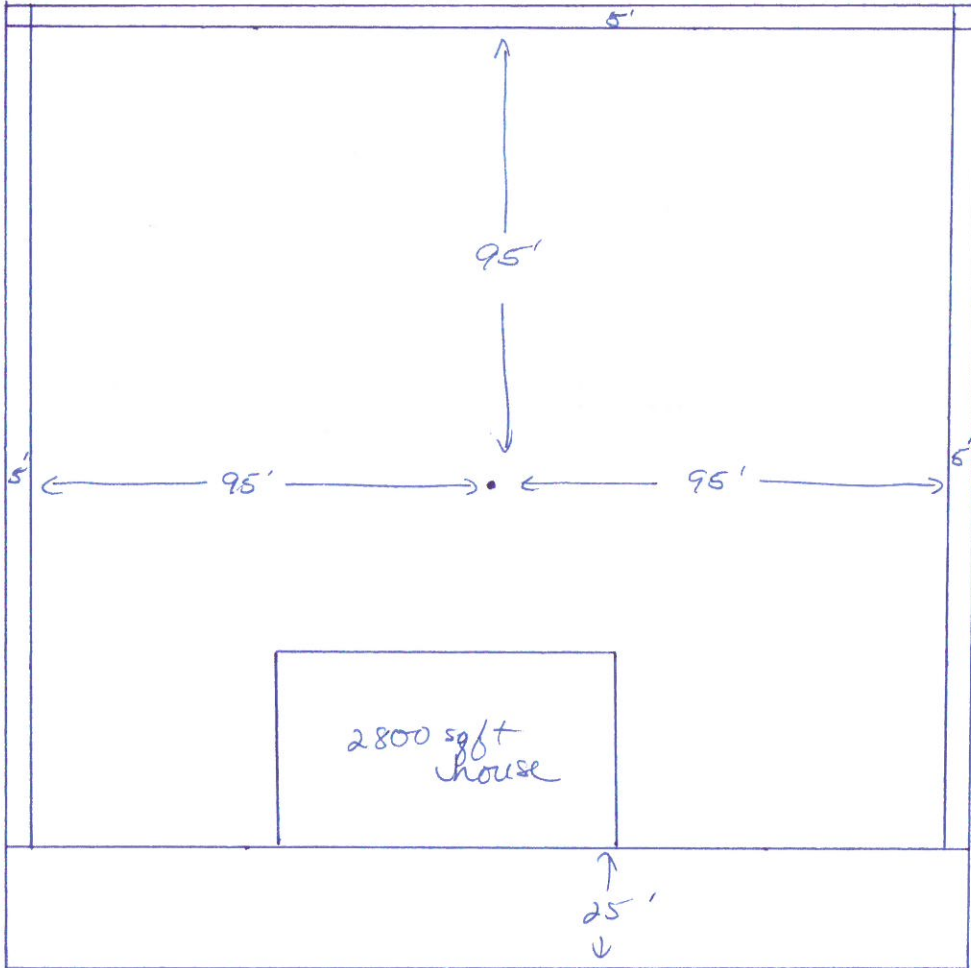
→ Permit activated within 6 months.....                     

→ If not activated, applicant notified permit is void.....                     

Included in PD file (if applicable).....



SF-10 - maximum permitted height - 36'  
 $36' + 37.5' = 73.5'$  - max height of antenna

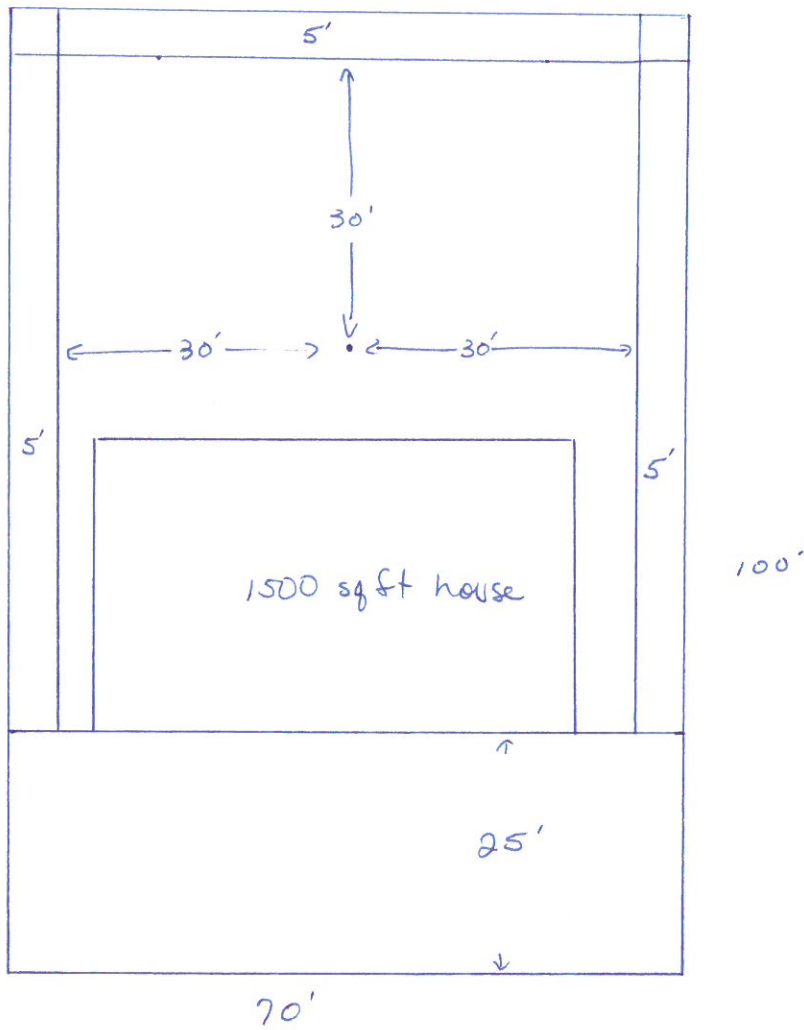


40,000 sq ft lot - max permitted height - 36'

$$36' + 95' = 131' - \text{max height of antenna}$$

SF-7 - maximum permitted height - 32'

$32' + 30' = 62'$  - max height of antenna



10/7/87

Cancellation - not begun pub hearings  
probably will recommend allowing  
one per lot = to maximum  
structure height for church steeples

Church steeples  $\neq$  bldg rim + 15 feet

Agenda Notes  
Planning & Zoning Commission - 9/10/87

IV. D. Hold Public Hearing and Consider Amending the Comprehensive Zoning Ordinance to Amend the Height Requirements for Antennas in Residential Areas

We indicated in the notes that we would have some more detailed information regarding antennas in residential areas. Each of the residential districts need to be amended to include one radio antenna per lot meeting the maximum permitted height as a permitted use. The Conditional Use sections of the districts need to be amended to allow one radio antenna exceeding the minimum permitted height subject to the conditions of Article IV.

We should then add a section to Article IV, Conditional Use Permits, to outline the specific conditions that would have to be met. Following are some suggested conditions:

1. That the antenna shall be set back one additional foot from the required setbacks provided for antennas in Ord. , for each foot exceeding the permitted height.
2. That the antenna shall comply with all other ordinances and requirements of the City of Rockwall.
3. That the maximum height shall be determined at the time of the hearing based on facts and testimony submitted at the hearing

or

Alternative 3. That no radio antenna approved under this section shall exceed a height of feet.

It is our Attorney's opinion that it would be better to consider the maximum height on a case by case basis rather than setting a height that would apply to all requests, because the decision would be based on information applicable to each case. We will be ready to discuss this Thursday night.



Agenda Notes  
Planning and Zoning Commission - 9/10/87

IV. D. Hold Public Hearing and Consider Amending the Comprehensive Zoning Ordinance to Amend the Height Requirements for Antennas in Residential Areas

As the Commission is aware, the Council recently amended the regulatory ordinance governing satellite dishes and antennas. The ordinance provides that antennas that exceed the maximum permitted height in any zoning classification must obtain a Conditional Use Permit. The non-residential districts do acknowledge taller structures with a CUP, but there is no CUP process in the residential classifications. We therefore need to amend the Zoning Ordinance to address this change. The regulatory ordinance also provides that any antenna granted a height exceeding the permitted height must set back from all required setbacks one foot for each foot of height over the permitted height.

We would recommend that the ordinance be amended to allow one antenna per residential lot. If the antenna is proposed to exceed the maximum permitted height it would require a CUP. There was some discussion at the Work Session about whether there should be a maximum height allowed under a CUP. We are checking with our Attorney to get his opinion on this as it would relate to the FCC guidelines on antennas. We will send you a more detailed discussion of the wording and Pete's opinion of the height question next week.

Agenda Notes  
City Council 10/5/87

IV. I. P&Z 87-57-Z - Hold Public Hearing and consider amending the Comprehensive Zoning Ordinance to amend the height requirements for antenna towers in residential zoning categories

As the Council is aware, we recently amended the antenna ordinance regarding the maximum height of antennas to allow an antenna meeting the permitted height in any zoning classification. Any antenna taller than the permitted height would have to be approved under the Conditional Use Permit process of the Zoning Ordinance. We also established a setback requirement for any antenna over the permitted height at a ratio of one foot of setback for each foot of height over the permitted height.

The Zoning Ordinance currently has a Conditional Use Permit procedure regarding height for non-residential districts but does not contain any CUP provisions for height in residential districts. We, therefore, need to amend the Zoning Ordinance to address antennas over the permitted heights, which range from 30 feet to 36 feet.

Based on the Council's discussions during the drafting of the regulatory ordinance, our suggestions for amending the Zoning Ordinance were as follows:

1. Amend the permitted use sections of the residential districts to allow one radio antenna tower per lot meeting the maximum permitted height.
2. Amend the Conditional Use sections of the residential districts to allow one radio antenna tower exceeding the permitted height subject to the conditions of Article IV.
3. Add a section to Article IV, Conditional Use Permits, to outline the specific conditions that would have to be met. Some suggested conditions were:
  - a. that the antenna tower shall be set back one additional foot from the required setbacks provided in Ordinance , for each foot exceeding the permitted height. (this tracks the setback requirement in the regulatory antenna ordinance)
  - b. that the antenna shall comply with all other ordinances and requirements of the City of Rockwall

- c. that the maximum height shall be determined at the time of the hearing based on facts and testimony submitted at the hearing

OR

- c. that no radio antenna tower approved under this section shall exceed a height of \_\_\_\_\_ feet. (It was our attorney's opinion that it might be better to consider the maximum height on a case by case basis rather than setting a height that would apply to all requests, because the decision would be based on information applicable to each case)

The Commission's recommendations following their public hearing were as follows:

1. Amend the permitted use sections to allow radio antenna towers (no limit on the number) meeting the maximum permitted height of 67 feet.
2. Amend the CUP sections to allow antenna towers exceeding 67 feet subject to the conditions of Article IV.
3. Add a section to Article IV outlining the following conditions:
  - a. that any antenna exceeding, ~~to the extent possible,~~ 67 feet would have to be set back, <sup>to the extent possible,</sup> one additional foot from the required setbacks in Ordinance \_\_\_\_\_, for each foot exceeding the maximum permitted height for structures in that district (i.e. 30-36 feet), however such setbacks shall not serve to determine the maximum allowed height under the CUP.
  - b. that the antenna shall comply with all other ordinances and requirements of the City.
  - c. that the maximum height shall be determined at the time of the hearing based on facts and testimony submitted at the hearing.

The Commission's recommendation also indicated a provision that the City's regulatory antenna ordinance be amended to reflect these changes if it is necessary. After looking at the antenna ordinance, it would not need to be changed if the Commission's recommendations are adopted.

PLANNING AND ZONING ACTION SHEET

Applicant City initiated Case No. 87-57-2  
 Property Description \_\_\_\_\_  
 Case Subject Matter amend zoning Ord re: antennas  
in residential areas

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>9/10/87</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Date to City Council <u>10/5</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Ordinance no. \_\_\_\_\_ Date \_\_\_\_\_

ITEMS IN FILE

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance
- Correspondence
- Applicant Receipts

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number
- Applicant Receipts