

## SUPPLEMENTAL APPLICATION: COMMUNICATION TOWER

**In addition to the standard application requirements for all Conditional Use Permits, applications for Communication Towers must also include:**

- √ Certificates of insurance demonstrating a minimum of \$1,000,000 in general liability insurance covering any liability arising out of its construction or operation of the communication facility.
- √ If locating on private property, justification clearly explaining why available public properties are not suitable and what alternatives were considered (write justification below, or write n/a—not applicable, or attach additional sheets as necessary):  

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- √ Copy of an executed lease requiring the applicant to remove all above-ground portions of communication towers no later than ninety (90) days after cessation of operations and an executed facility maintenance/removal agreement, consistent with the stipulations of Sec. 910.4 of the zoning ordinance.

**In addition to the standards for approval of all Conditional Use Permits, Communication Towers must demonstrate compliance with the following additional conditions:**

- √ Towers shall at all times comply with the Federal Communications Commission (FCC) standards for radio frequency emissions.
- √ Post a \$10,000 cash bond, or other security satisfactory to the City, to secure costs of removing the tower in the event the applicant fails to do so within ninety (90) days of cessation of operation of the facility.
- √ No communication tower shall be approved if an electric transmission tower is located within 1320 feet of the proposed telecommunications tower site and road access and utilities can be obtained 1320 feet, unless the applicant can demonstrate that sufficient easements or other interests in real property cannot be obtained to accommodate the communication facilities, or that the electric utility owning the electric transmission tower is unwilling to allow its use for communication facilities, or if the planned equipment would exceed the structural capacity of the existing electrical transmission tower. Provide justification statement or write (n/a—not applicable) in the space below, or attach additional sheets as necessary:  

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- √ The tower shall be of a monopole design, engineered and constructed to permit the co-location of at least two additional users.
- √ The exterior appearance of all buildings associated with the tower shall be similar and compatible with structures in the general area. In residential districts, must have brick veneer and pitched roof.
- √ No tower shall exceed the height of 110 feet, which is measured from base of tower to top of tower.
- √ The City Council may require that the applicant apply to the Federal Aviation Administration (FAA) for compliance with FAA standards for a dual lighting system rather than a red and white marking pattern, when such marking pattern is determined to be aesthetically blighting due to the visibility of the tower.
- √ The base of the tower shall be surrounded by a fence or wall at least eight feet (8') in height unless the tower co-locates on a structure that makes such fence or wall impractical. Such fences or walls shall be screened (see Sec. 712 of the zoning ordinance)
- √ No advertising logo is permitted on any tower or antenna.
- √ Communication towers in residential zoning districts must be setback from any property line or adjacent structure 200 feet and in non-residential districts be setback a distance at least 50% of the height of the tower (except in B-5, B-6, and B-7).
- √ Buildings associated with communication towers located in residential zoning districts may not be used as an employment center for any worker.