



Planning Commission
App. No. 068-2014-TA

Zoning Text Amendment City of Brunswick

Meeting: September 3, 2014
Applicant: Brunswick City Planning Commission
Hearing: September 4, 2014
Sections: 1250.04(d), 1252.04(d), 1254.03(e), 1256.04(b), 1261.04(b) and 1264.04(c) and 127
Reviewer: Susan Hirsch

Proposed Amendments: (New text is **underlined and bold**, deleted text is ~~struck through~~ and Staff Comments *are in italics*.)

The following amendments proposed by the Brunswick City Planning Commission would delete communication towers in their entirety from the R-R Rural Residential, R-L Low Density Residential, R-M Medium Density Residential, C-N Neighborhood Commercial, GW-C Gateway Commercial, and I-D Industrial Distribution Districts, and regulate the location of communication towers as a conditionally permitted use in the C-H Highway Interchange Commercial, C-G General Commercial and I-L Light Industrial Districts.

- **Section 1250.04(d)** of the Codified Ordinances is deleted in its entirety as communications towers are no longer a conditionally permitted use in the R-R Rural Residential Zoning District.
- **Section 1252.04(d)** of the Codified Ordinances is deleted in its entirety as communications towers are no longer a conditionally permitted use in the R-L Low Density Residential Zoning District.
- **Section 1254.03(e)** of the Codified Ordinances is deleted in its entirety as communications towers are no longer a conditionally permitted use in the R-M Medium Density Residential Zoning District.
- **Section 1256.04(b)** of the Codified Ordinances is deleted in its entirety as communications towers are no longer a conditionally permitted use in the C-N Neighborhood Commercial Zoning District.
- **Section 1261.04(b)** of the Codified Ordinances is deleted in its entirety as communications towers are no longer a conditionally permitted use in the GW-C Gateway Commercial Zoning District.
- **Section 1264.04(c)** of the Codified Ordinances is deleted in its entirety as communications towers are no longer a conditionally permitted use in the I-D Industrial Distribution Zoning District.
- **Section 1274.14 COMMUNICATION TOWERS** of the Codified Ordinances is amended to read as follows:

Communication towers, other than amateur radio towers located on the property of the homeowner, are conditionally permitted in ~~all districts~~ **the C-H Highway Interchange Commercial Zoning District, I-L Light Industrial Zoning District and C-G General Commercial Zoning District**, subject to the indicated specific conditions in Section 1274.08 and the conditions listed below.

- (a) In ~~all residential and~~ **conditionally permitted** commercial and industrial : districts, all towers and associated accessory structures shall be located at least 200 feet from all property lines, or 110 percent of the tower height, whichever is greater. ~~In industrial districts, all towers and associated structures shall be located at least 200 feet from a residential or commercial zoning district.~~ **Where such towers are located on property abutting a residential zoning district or use, the towers shall be located at least 300 feet from the property line adjacent to a residential zoning district or use.**
- (b) Such towers shall be located in areas where intrusion into a residential or commercial district is minimized. Towers located along the I-71 corridor in ~~all~~ **conditionally permitted** zoning districts shall be located so that the tower does not detract from the appearance of the City as seen from I-71.
- (c) The base of the tower shall be fenced, landscaped and screened to provide security and to lessen the intrusion into the residential, commercial or industrial zoning district. ~~In residential districts, metal accessory buildings are prohibited; such buildings shall be constructed of residential materials typical of the neighborhood, such a wood, brick or stucco.~~ *The second sentence in (c) above is no longer necessary since communication towers are not permitted in residential district; delete this text.*
- (d) Signage or other forms of advertising are prohibited on the towers, except as specifically approved by the Planning Commission. Security lights are required at the base of the tower; other lights on the tower are prohibited except as specifically required by the Federal Aviation Agency (FAA).
- (e) It is the policy of the City of Brunswick to require co-location of communication towers to the maximum extent feasible. All applicants for towers shall demonstrate to the satisfaction of the Planning Commission that co-location on an existing tower is not possible, based on factors such as location, structural capacity, radio frequency interference, or incompatibility resulting from mechanical, electrical or technological factors.

Staff Comments:

1. The proposed amendments delete communication towers from the residential, neighborhood commercial and industrial distribution districts. Currently communication towers are conditionally permitted uses in these zoning districts.
2. For the C-H Highway Interchange Commercial Zoning District, I-L Light Industrial Zoning District and C-G General Commercial Zoning Districts, where communication towers are conditionally permitted, distances from residential districts and uses are increased from the greater of 200 feet or 110% of the tower height to 300 feet.
3. The residential districts, R-R, R-L, and R-M, and the Neighborhood Commercial, Gateway Commercial and the Industrial Distribution districts all have conditionally permitted uses that may have a need for communication tower such as “governmentally-owned and/or operated buildings and facilities” and “educational institutions”.

Staff Recommendation: Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the proposed amendments to Sections 1250.04(d), 1252.04(d), 1254.03(e), 1256.04(b), 1261.04(b) and 1264.04(c) and 1274.14 of the Codified Ordinances of the City of Brunswick.

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