

CITY OF EAST RIDGE, TN.
ZONING CODE FOR CELL TOWERS

114

Radio, television, satellite, cellular, PCS and microwave communication towers:

114.1 Radio, television, satellite, cellular, PCS, and microwave communication towers for radio frequency (RF) transmissions (including users of public radio services, private radio services, and common carriers) shall be allowed in any district subject to the following conditions and standards.

All approval will be on a use on review basis by the City Council of the City of East Ridge.

(a) Definitions:

1. Towers: Any structure used to house or mount any communication antenna, dish or transmitter.
2. Antenna: Any dish or other structure used to transmit communications under this part.
3. Provider: Any person, corporation, or other wishing to provide the above listed services or to place a tower or antenna on property located in the City of East Ridge.

(b) All persons or corporations wishing to construct a new tower or place a new transmission device must first submit an application to the chief building inspector with at least the following information provided.

1. Name and address of company or individual wishing to place tower or antenna;
2. Address of proposed site;
3. Type of facilities to be placed;
4. Site and Landscape plans drawn to scale
5. A report including a description of the tower with technical reasons for its design;
6. Documentation establishing the structural integrity for the tower's proposed uses;
7. The general capacity of the tower, and information necessary to assure that ANSI standards are met;
8. A statement of intent on whether excess space will be leased;
9. Proof of ownership of the proposed site or authorization to utilize it;
10. Copies of any easements necessary;
11. An analysis of the area containing existing topographical contours;
12. A visual study depicting where within a three mile radius any portion of the proposed tower could be seen; and
13. A statement showing that prior to submitting the application that all avenues as to co-location have been exhausted.

(c) Towers shall be permitted in all agricultural, manufacturing, office or commercial zones provided that such towers shall be set back at least the height of the tower plus 10 feet from any adjacent residentially zoned structure or any single-family or duplex dwelling located within such non-residential zones plus comply with any screening, parking, or other requirements of the City.

(d) Towers shall be permitted within residential zones subject to the following additional restrictions:

1. Towers more than 150 feet in height above grade and or utilizing power in excess of 100 watts and or equipped for microwave transmission or reception shall be set back at least the height of the tower plus ten (10) feet from any residentially zoned structure.
2. For towers not more than 150 feet in height and power not to exceed 100 watts and not utilizing microwave transmission or reception, the base of the tower shall be no closer than

- 250 feet from any single or two family dwellings. Setbacks from multiple family dwellings, institutional or non-residential uses may be subject to review and approval by the Council.
3. On any property in a residential zoned area that is a proposed site for a tower or antenna and due to structures on the property the above distance restrictions prohibit the placement of a tower on the site, antennas may be permitted to be placed inside the existing primary non-residential structures located in residentially zoned areas provided that proper screening or other requirements of the city are complied with. If it is anticipated that an addition to the existing structure will be necessary to accommodate the enclosure all plans must be submitted to the city. The setback requirements listed in (1) and (2) above will not be applied to the non-residential primary structure used to house the antenna in this section.
- (e) The Council must review all proposed site plans and find that to allow installation of such tower will not devalue or otherwise injure adjacent property or constitute a safety hazard. Further, the Council shall be empowered to require screening, fencing, landscaping, specific access, off-street parking, specific location of accessory structures or other such site improvements as might be necessary to assure compatibility of the proposed tower with its surroundings. Any denial of permits by the City will be evidenced in writing stating the reasons for such denial.
- (f) All applications for placement of any tower or antenna under this section must be submitted to the chief building inspector for preliminary review and no tower shall be allowed until the matter is properly submitted to the Council.
- [Ord. No. 633, 6/26/1997]