

ORDINANCE 12-15

AN ORDINANCE AMENDING THE CITY OF WHITE HOUSE, TENNESSEE MUNICIPAL ZONING ORDINANCE BY AMENDING ARTICLE III, GENERAL PROVISIONS FOR COMMUNICATION TOWERS TYPICALLY ASSOCIATED WITH AMATEUR TOWERS

WHEREAS, the City of White House, Tennessee desires regulating land use and buildings including the protection and safety of properties adjacent to a communication tower within the corporate limits of White House, Tennessee including fall zone setbacks, provisions for towers less than 35 feet in height, and the requirement for a public hearing before the Planning Commission,

WHEREAS, the White House Municipal Planning Commission at the August 13, 2012 Meeting duly recommended to the Board of Mayor and Aldermen that the Official Zoning Ordinance of the City of White House, Tennessee, be amended as hereinafter described; and

WHEREAS, the Board of Mayor and Aldermen have reviewed such recommendation and have conducted a public hearing thereon.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF WHITE HOUSE, TENNESSEE, AS FOLLOWS:

*Amendment in Bold Italics*

**Amendment#1**

Article III: General Provisions  
SECTION: 3.150 Minimum Design Standards for Transmission and Communications Towers and Stations  
ITEM: 3.150.1 Standards for Telephone, Telegraph and Communications Transmitter Stations and Towers  
PART: (C)  
SUB-PART: ***(3) New Ordinance Section***

- (a)
- (b)
- (c)

- (1)
- (2)
- (3)***

***any tower and antenna within or adjacent to a residential zoning district, one hundred (100) percent of the height. The setback required may be reduced to a safe fall zone distance determined by a State of TN licensed engineer but depending on the design of the tower shall not be less than (1) or (2).***

- (d)
- (e)

**Amendment#2**

Article III: General Provisions  
SECTION: 3.150 Minimum Design Standards for Transmission and Communications Towers and Stations  
ITEM: ***3.150.3 Small Towers and Antennas (New Section)***

***3.150.3 Small Towers and Antennas:***

***This ordinance shall not govern any tower or installation of any antenna, that is less than thirty-five (35ft) in height except for the following requirements:***

1. *All towers/antennas shall require a permit and comply with the City's adopted codes and the manufacture's specifications. The tower and antenna installation shall also comply with the Federal Aviation Administration and Federal Communication Commission requirements, if applicable.*
2. *All towers/antennas shall be set back from all leasehold lines and property lines by a distance that is equal to 100 % the height of the tower measured from the base of the tower. The setback may be reduced to a safe fall zone distance determined by a State of TN licensed engineer.*
3. *No tower/antenna shall be located in the front yard of a property between the building and the street.*
4. *Towers and antennas shall be constructed with a method to prevent unauthorized access to the tower.*

**Amendment#3**

Article III: General Provisions  
 SECTION: 3.150 Minimum Design Standards for Transmission and Communications Towers and Stations  
 ITEM: 3.150.4 Small Towers and Antennas

**3.150.4 Public Hearing Review:**

*The Planning Commission shall review and hold a public hearing for all requests for towers/antennas regulated under section 3.150 that exceed thirty (35) five feet in height in residential zoning districts and 100 feet in all other zoning districts.*

**BE IT FURTHER ORDAINED** this ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

First Reading:	September 20, 2012	PASSED
Second Reading:	October 18, 2012	PASSED

  
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 Michael Arnold, Mayor

ATTEST:

  
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 Amanda Priest, City Recorder