

**TUSCOLA TOWNSHIP COMMUNICATION TOWER ORDINANCE**  
**MARCH 10, 1998**

**1.0 QUALIFYING CONDITIONS:**

- 1.01 THE FOLLOWING SITE AND DEVELOPMENTAL REQUIREMENTS SHALL APPLY:
- 1.02 THE TOWER MUST BE SET BACK FROM ALL PROPERTY LINES A DISTANCE EQUAL TO ITS HEIGHT, UNLESS ENGINEERING PLANS AND SPECIFICATIONS HAVE BEEN VERIFIED BY THE TOWNSHIP ENGINEER THAT THE STRUCTURAL INTERGRITY OF THE TOWER WILL WITHSTAND HIGH WINDS AND IMPACTS, AND THE LIKELIHOOD OF A TOWER FAILURE IS MINIMAL. THE APPLICANT SHALL INCUR ALL COSTS ASSOCIATED WITH THE TOWNSHIP ENGINEERING REVIEW.
- 1.03 THE BASE OF THE TOWER AND WIRE CABLE SUPPORTS SHALL BE FENCED WITH A MINIMUM EIGHT (8) FOOT HIGH FENCE.

**2.0 SPECIAL PERFORMANCE STANDARDS:**

- 2.01 ACCESSORY STRUCTURES ARE LIMITED TO USES ASSOCIATED WITH THE OPERATION OF THE TOWER AND MAY NOT BE LOCATED ANY CLOSER TO ANY PROPERTY LINE THAT THE ALLOWED SETBACKS FOR THE DISTRICT IN WHICH THE STRUCTURE IS BEING BUILT. REFER TO DISTRICT SETBACKS.
- 2.02 ACCESSORY STRUCTURES SHALL NOT EXCEED SIX HUNDRED (600) SQUARE FEET OF GROSS BUILDING AREA.
- 2.03 ALL BUFFERYARD REQUIREMENTS WITHIN THE ZONING ORDINANCE SHALL BE MET. FOR THE PURPOSE OF THIS ORDINANCE A COMMERCIAL COMMUNICATION PROPERTY ADJACENT TO A RESIDENTIAL DISTRICT WILL BE TREATED THE SAME AS ANY OTHER COMMERCIAL PROPERTY WITH RESPECT TO BUFFERYARD OR BURM AREAS.
- 2.04 ALL TOWER PROPERTIES SHALL BE EQUIPPED WITH A GATE TO PREVENT UNAUTHORIZED ACCESS.
- 2.05 THE PLANS OF THE TOWER CONSTRUCTION SHALL BE CERTIFIED BY A REGISTERED STRUCTURAL ENGINEER. THE APPLICANT SHALL PROVIDE VERIFICATION THAT THE ANTENNA MOUNT AND STRUCTURE HAVE BEEN REVIEWED AND APPROVED BY A PROFESSIONAL ENGINEER AND THAT THE INSTALLATION IS IN COMPLIANCE WITH ALL APPLICABLE CODES. ALL TOWERS MUST MEET THE STANDARDS OF THE FEDERAL AVIATION ADMINISTRATION AND THE FEDERAL COMMUNICATIONS COMMISSION.
- 2.06 NO PART OF ANY TOWER OR ANTENNA SHALL BE CONSTRUCTED, LOCATED OR MAINTAINED AT ANY TIME, PERMANENTLY OR

TEMPORARILY, ON OR UPON ANY REQUIRED SETBACK AREA FOR THE DISTRICT IN WHICH THE ANTENNA OR TOWER IS LOCATED.

- 2.07 TOWERS WITH ANTENNAE SHALL BE DESIGNED TO WITHSTAND A UNIFORM WIND LOADING AS PRESCRIBED IN THE BUILDING CODE.
- 2.08 ALL SIGNALS AND REMOTE CONTROL CONDUCTORS OF LOW ENERGY EXTENDING SUBSTANTIALLY HORIZONTALLY ABOVE THE GROUND BETWEEN A TOWER OR ANTENNA AND A STRUCTURE, OR BETWEEN TOWERS, SHALL BE AT LEAST EIGHT (8) FEET ABOVE GROUND AT ALL POINTS, UNLESS BURIED UNDERGROUND.
- 2.09 TOWERS SHALL BE LOCATED AND OPERATED SO THAT THEY DO NOT INTERFERE WITH RECEPTION IN NEARBY RESIDENTIAL AREAS.
- 2.10 TOWERS SHALL BE LOCATED SO THERE IS ROOM FOR VEHICLES DOING MAINTENANCE TO MANEUVER ON THE PROPERTY OWNED AND OR LEASED BY THE APPLICANT.
- 2.11 THE BASE OF THE TOWER SHALL OCCUPY NO MORE THAN FIVE HUNDRED (500) SQUARE FEET.
- 2.12 MINIMUM SPACING BETWEEN TOWER LOCATIONS SHALL BE ONE (1) MILE IN ORDER TO PREVENT A CONCENTRATION OF TOWERS IN ONE AREA.
- 2.13 TOWERS SHALL NOT BE ARTIFICIALLY LIGHTED UNLESS REQUIRED BY CODE.
- 2.14 THERE SHALL NOT BE DISPLAYED ADVERTISING OR IDENTIFICATION OF ANY KIND INTENDED TO BE VISIBLE FROM THE GROUND OR OTHER STRUCTURES, EXCEPT AS REQUIRED FOR EMERGENCY PURPOSES.
- 2.15 STRUCTURES SHALL BE SUBJECT TO ANY STATE AND FEDERAL REGULATIONS CONCERNING NONIONIZING ELECTROMAGNETIC RADIATION. IF MORE RESTRICTIVE STATE OR FEDERAL STANDARDS ARE ADOPTED IN THE FUTURE, THE ANTENNA SHALL BE MADE TO CONFORM TO THE EXTENT REQUIRED BY SUCH STANDARD OR APPROVAL WILL BE SUBJECT TO REVOCATION BY THE TOWNSHIP BOARD. COST FOR TESTING AND VERIFICATION OF COMPLIANCE SHALL BE BORNE BY THE OPERATOR OF THE ANTENNA.
- 2.16 THERE SHALL BE NO EMPLOYEES LOCATED ON THE SITE ON A PERMANENT BASIS TO SERVICE OR MAINTAIN THE ANTENNA. OCCASIONAL OR TEMPORARY REPAIR AND SERVICE ACTIVITIES ARE EXCLUDED FROM THIS RESTRICTION.
- 2.17 THE TOWER SHALL BE REMOVED BY THE PROPERTY OWNER OR LESSEE WITHIN SIX (6) MONTHS OF BEING ABANDONED.

**ADOPTED BY THE TUSCOLA TOWNSHIP BOARD OF TRUSTEES, MARCH 10, 1998.**

MARY LOU BLASIOUS, TOWNSHIP CLERK