

EXISTING MONOPOLE AND TOWER ZONING REGULATIONS

DEFINITIONS:

MONOPOLE: A single, ground-mounted, self-supporting pole-type structure, tapering from base to top and supporting a fixture designed to hold one or more antennas. Under the Zoning Ordinance, any treepole, flagpole, bell tower, clock tower, windmill or other similar ground-mounted, self-supporting structure that is designed to disguise antennas and their support structures shall also be deemed to be a monopole, however a monopole shall not be deemed to be a transmission tower.

TRANSMISSION TOWER: A lattice-type structure, guyed or self-supporting, used to support antennas or other utility equipment. Also called a communications tower, radio tower or utility tower.

Monopoles and towers are permitted by right when the provisions listed below are satisfied. If any of the following provisions cannot be satisfied, special exception approval by the Board is required.

BY RIGHT LOCATIONS

MONOPOLES:

- (1) In all C districts, I-1 through I-6 Districts, and commercial areas of P districts
- (2) In any zoning district in a utility transmission easement which is 90 ft. or greater in width
- (3) In any zoning district on property owned or controlled by a public use or Fairfax County governmental unit

TOWERS:

- (1) In I-1 through I-6 Districts

OTHER REGULATIONS

The height, yard, equipment cabinets/structure, and transitional screening requirements are the same for towers and monopoles.

Height	Yards	Equipment Cabinets & Structures	Transitional Screening
Maximum height of 199', including antennas. However, the height of a tower/monopole, including antennas, cannot exceed 199' when located in a utility transmission easement with a width of 90' or more, provided that the height of the tower/monopole cannot exceed the height of the existing transmission towers by more than 30'.	Subject to the minimum yard requirements of the district in which located. However, not subject to the angle of bulk plane requirement. Towers/Monopoles located in an utility easement with a width of at least 90' or in a street right-of-way (ROW) must be located at least 20' from the easement or ROW line.	The equipment cabinet or structure cannot exceed 12' in height or 750 sq. ft. of gross floor area for each carrier. Must meet the minimum yard requirements of the zoning district in which located. Equipment located in utility easement of at least 90' in width or street ROW must be located at least 20' from the easement or ROW line.	Must meet the Zoning Ordinance transitional screening requirements. However, cabinets in an utility easement with a width of at least 90' or in road ROW must be screened by a solid evergreen hedge, fence, wall, or combination thereof, with a planted height of 4' and an ultimate height of 8'.