

## Section 2-4

### 4. Setbacks

- a) Unless otherwise stated herein, Wireless Support Structures and Wireless Support Facilities shall be set back from all property lines a distance equal to its engineered fall zone or fifty (50) feet, whichever is greater.
- b) For towers greater than one hundred (100) feet, a setback of 50% of the Wireless Support Structure tower height is required from adjoining property lines and right-of-way. When adjoining parcels are zoned O&I, B-1, NB, CB, RB, IL, or IH, the minimum setback shall never be less than the distance equal to its engineered fall zone or fifty (50) feet, whichever is greater. Provided however, the setback limit shall never be less than the distance equal to its engineered fall zone or fifty (50) feet, whichever is greater. The setback requirement also applies to Wireless Support Facilities.
- b)c) Wireless Support Structures for the specific use of Public Safety Service Providers shall maintain a setback from all property lines a distance equal to its engineered fall zone or fifty (50) feet, whichever is greater.

### 6. Height

- a) In zoned residential districts and properties coded as residential uses by Chatham County Tax Record in the unzoned portions of the county, Wireless Support Structures shall not exceed a height equal to one hundred ninety-nine (199) feet from the base of the structure to the top of the highest point, including appurtenances. Notwithstanding the foregoing, the County shall have the authority to vary the foregoing height restriction upon the request of the applicant. With its waiver request, the Applicant shall submit such technical information or other justifications as are necessary to document the need for the additional height to the satisfaction of the Board of Commissioners.
- b) No towers may exceed a height greater than three hundred (300) feet. However, Public Safety service providers may request an exemption to allow a tower in excess of 300 feet where no other tower for co-location of emergency communication equipment is available. For example, with an exemption, public safety service providers, such as Chatham County Emergency Management, or NC Highway Patrol have the authority to request an exemption construct or access towers in excess of 300 feet; for the purpose of expanding and improving wireless emergency communications.
- i. Towers in excess of 300 ft. provide for the public health, safety, and welfare by ensuring that residents, businesses, and public safety

operations in Chatham County have reliable access to state of the art telecommunication services.

ii. Allowing towers over 300 ft. will reduce adverse impacts communication towers have on neighbors by limiting the amount of towers required throughout the county.

iii. Towers over 300ft will significantly enhance communication services in the county and reduce the proliferation of smaller towers throughout the county.

iv. Collocation of wireless service providers on towers constructed for public safety equipment will be an economic development asset with significant benefits to the County and its residents.