

Current Charlotte Zoning Ordinance Regulations			
Definitions	No definitions		
Type of Structures	Does not specify a tower type (monopole, lattice, guy-wire)		
Concealment Standards	Facilities IN a Residential District or within 400' of a Residential District must be designed to be disguised as a tree or designed to not appear as a wireless tower. Antennae to be indiscernible. Flagpoles only allowed for institutional or non-residential uses.		
Co-location Requirements	<ul style="list-style-type: none"> Facilities up to 150' must be designed to accommodate at least 2 carriers. Facilities over 150' must be designed to accommodate at least 3 carriers. 		
Zoning Districts	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Any height</td> <td>Urban residential-commercial, research, institutional, office, business, PED, UMUD, urban industrial, industrial as long as do NOT adjoin residential districts (single family, multi-family, UR-1, UR-2, UR-3, TOD-R, R-MH, and MX).</td> </tr> </table>	Any height	Urban residential-commercial, research, institutional, office, business, PED, UMUD, urban industrial, industrial as long as do NOT adjoin residential districts (single family, multi-family, UR-1, UR-2, UR-3, TOD-R, R-MH, and MX).
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<ul style="list-style-type: none"> Facilities IN a RESIDENTIAL District 	<ul style="list-style-type: none"> Up to 40' 	Comply with setback/yards of the underlying district.	
	<ul style="list-style-type: none"> Over 40' 	<u>Principal Use:</u> Shall be 200' from <u>all</u> abutting property lines.	
		<u>Accessory Use</u> (but not to single family or duplex): <ul style="list-style-type: none"> <u>Adjacent to Residential:</u> Setbacks/yards increase 1':1' for each foot of height in excess of 40', up to a maximum of 200'. <u>Adjacent to Non-Residential:</u> Separation from the adjacent non-residential property shall be set by the non-residential district setback/yard requirements for that side. 	
<ul style="list-style-type: none"> Facilities IN a NON-RESIDENTIAL DISTRICT 	<ul style="list-style-type: none"> Up to 40' 	Comply with setback/yards of the underlying district.	
	<ul style="list-style-type: none"> Over 40' 	<u>Principal Use:</u> <ul style="list-style-type: none"> Comply with setback/yards of underlying district. 	
		<u>Accessory Use</u> (but not to single family or duplex): <ul style="list-style-type: none"> Comply with setback/yards of the underlying district. 	
Accessory Facility on Rooftops		Allowed on rooftops (except on single-family or other residential structures of 2 stories or less in height): <ul style="list-style-type: none"> Can't be over 20' in height from top of structure. If IN or WITHIN 400' OF a Residential District, facility and antenna must be indiscernible from the rest of the building/structure. 	
Equipment Buildings		<ul style="list-style-type: none"> Limited to 500 sq. ft. per company and 15' in height. Height may go to 25' if waiver granted in order to accommodate architectural design, screening or other needs. 	
Location on other Non-Wireless Towers (TV, Radio, Public Utility)		<ul style="list-style-type: none"> Permitted up to 25' in height above tower height. No separation or yard requirements. No concealment standards. 	
Non-Conformance		A conforming tower will not be rendered non-conforming if a subsequent residential rezoning occurs within 400' of the tower.	
Replacement of Existing Towers for <u>Greater Height</u>		Replacement of towers that existed as of the date of adoption (10-22-97) shall not be required to conform to separation standards of setbacks, yards, provided: <ul style="list-style-type: none"> Additional height cannot exceed 50' (one time) Setback and yard requirements from date of construction are met. Monopole only Towers up to 150' must accommodate at least 2 carriers. Towers over 150' must accommodate at least 3 carriers. Affidavit by facility owner that at least one other carrier needs a facility within 1000' of the subject site and agrees to co-locate on the replacement tower. Current landscape and buffer requirements are met. Notification of adjacent property owners and neighborhood leaders required. Non-residential adjoining properties need not be notified. <p style="text-align: right;"><i>More on page 2</i></p>	

<p>Replacement of Existing Towers for <u>Same Height</u></p>		<p>Replacement allowed within 100’ of the same location without new zoning standards applying, as long as replacement is not closer to the setback, side or rear yards than the existing facility, provided:</p> <ul style="list-style-type: none"> • Height cannot exceed original facility. • Monopole only. • Towers up to 150’ must accommodate at least 2 carriers. Towers over 150’ must accommodate at least 3 carriers. • Affidavit by facility owner that at least one other carrier needs a facility within 1000’ of the subject site and agrees to co-locate on the replacement tower for the remainder of the lease term, if applicable. • Current landscape and buffer requirements are met. • Original tower to be removed after new facility installed. 90 calendar days to comply.
<p>Public Notification Process</p>		<p>New or replacement towers with greater heights require notification of neighboring residential property owners. Non-residential property owners do not need notification.</p> <ul style="list-style-type: none"> • Engineering & Property Management mail notice to property owners within 100’ of proposed facility, including across the street, and to neighborhood leaders within 1 mile of the site. • Applicant provides E&PM with postage paid envelopes addressed to property owners and neighborhood leaders. • E&PM does NOT render decision on application for 30 calendar days following date of mailing. • 30 days used by interested parties to discuss facility with applicant. Applicant should, in good faith, consider comments.
<p>Wireless Data Base</p>		<p>Applicants for permits shall submit to E&PM:</p> <ul style="list-style-type: none"> • Street address, of all existing towers owned, leased, operated by permit applicant in Mecklenburg County. • Height of all existing towers listed above • Ground elevation above sea level for all existing towers listed above. • Longitude and latitude for all existing towers listed above.