

Excerpts from The Conway Zoning Ordinance On Transmission Towers

These excerpts were taken from the Conway Zoning Ordinance. The full ordinance should be consulted. It is available online at:

www.conwayplanning.org

or a copy may be obtained from the Conway Planning Department.

Definitions:

*******Transmission Tower/Station:** A tower and/or associated station which receives and/or sends radio and/or television waves such as radio towers. *This definition does not include amateur radio communication installations.* Uses shall include but not be limited to radio transmitting stations or towers ~~other than amateur~~ and television exchange station relay towers. (Ordinance O-98-33)*****

(Page 41)

Permitted Uses:

USES (PERMITTED – X) (CONDITIONAL – C)	ZONING DISTRICTS							
	<u>R-1</u>	<u>R-2A</u>	<u>R-2</u>	<u>SR</u>	<u>MF-1</u>	<u>MF-2</u>	<u>MF-3</u>	<u>RMH</u>
3. OTHER USES	<hr/>							
<ul style="list-style-type: none"> Transmission Towers/Station (Ordinance O-98-33) 	C	C	C	C	C	C	C	C

(Page 52)

Permitted Uses:

USES (PERMITTED - X) (CONDITIONAL – C)	ZONING DISTRICTS						
	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>C-4</u>	<u>O-1</u>	<u>O-2</u>	<u>O-3</u>
3. COMMERCIAL FACILITIES AND PUBLIC UTILITIES (continued)	<hr/>						
<ul style="list-style-type: none"> Transmission Towers/Station* (Asterisk added by Ordinance O-98-33) 	C	C	C	C	C	C	C

*See Article 601 Special Provisions Conditions Applying to Uses

(Page 60)

A. LOT, YARD AND HEIGHT REGULATIONS

No lot or yard shall be established or reduced in dimension or area in any Commercial or Office District in a manner that does not meet the minimum requirements set forth in the following tables. No building or structure shall be erected or enlarged that will cause the maximum lot coverage or maximum height regulations to be exceeded for such district as set forth in the following table. However, a principal use building or structure may exceed the maximum allowed height and number of stories shown in the table when an additional one (1) foot of additional setback in each required yard is provided for each one (1) foot of additional height. In the C-1 district, each one (1) foot of setback from each lot line will allow one (1) foot of additional height. Any maximum allowed height or number of stories shown in the footnotes shall not be exceeded.

Unless stipulated otherwise elsewhere in this Ordinance, a minimum of ten (10) feet shall separate all detached buildings.

In C-1 zones, each lot must have a minimum of twenty-five (25) feet of street frontage. In C-4 zones, each lot must have a minimum of three hundred (300) feet of street frontage. In C-1, C-3 and O-1 zones, no street frontage is required for lots, but access must be assured through creation of an access easement no less than twenty-five (25) feet in width and extending from the street right-of-way of a public street to the lot. If street frontage is provided for lots in C-1, C-3 and O-1 zones as a means of access to the lots, each frontage must be no less than thirty-five (35) feet in width and the part of the lot providing access from the street to the remainder of the lot must be no less than thirty-five (35) feet wide at any point. In all other zones in this Section, each lot shall have a minimum of thirty-five (35) feet of street frontage and the part of the lot providing access from the street to the remainder of the lot must be no less than thirty-five (35) feet in width at any point. (Ordinance O-00-153)

In C-1 zones, there shall be no minimum lot depth. In all other zones in this Section, each lot shall have a minimum depth at its shallowest point of one hundred (100) feet with the depth measured at right angles or radial to the centerline of the street line.

In O-1 , O-2, and O-3 zones, corner lots shall be at least seventy-five (75) feet wide at the building line to allow for side street building lines.

All accessory buildings, except those on the same lot with a single-family residence or a duplex shall meet the same lot regulations as principal buildings.

Permitted Uses:

USES (PERMITTED – X)
(CONDITIONAL – C)

ZONING DISTRICT

I-1 **I-2** **I-3**

- Transmission Towers/Station*
(Asterisk added by Ordinance O-98-33)

C C C

(Page 68)

Permitted Uses:

USES (PERMITTED – X)
(CONDITIONAL – C)

ZONING DISTRICT

A-1

- ~~Transmission Towers/Station~~ ~~C~~ (Ordinance O-98-33)

(Page 73)

Permitted Uses:

USES (PERMITTED – X)
(CONDITIONAL – C)

S-1

- Transmission Tower/Station* C
(Asterisk added by Ordinance O-98-33)

*See Article 601 Special Provisions Conditions Applying to Uses

(Page 77)

Height Restrictions

SECTION 601.14 - HEIGHT

The regulations herein set forth qualify or supplement, as the case may be, the specific district regulations. See sections 401.4 through 401.9. (See excerpt from page 61 above)

In measuring heights, a habitable attic shall be counted as a story unless the area of the attic at a height of four (4) feet above the floor does not exceed two-thirds (2/3) of the floor area of the story immediately below it and which does not contain an independent apartment.

(Page 104)

Chimneys, elevators, poles, spires, tanks, towers, *(except for transmission towers/station)* and other projections not used for human occupancy may extend above the height limit. *Transmission towers/station must conform to the height limits established for buildings in their respective zoning districts except in the industrial zoning districts (I-1, I-2 and I-3) where transmission towers/station may be up to 150 feet in height. Any transmission tower/station which is not used for a continuous period of twelve (12) months must be dismantled and removed by the telecommunications service provider. (Ordinance O-98-33)*

Utility lines, when crossing public rights-of-way or easement, shall maintain a minimum clearance of eighteen (18) feet measured at the crown of the roadway.

(Page 105)

SECTION 601.26 – TRANSMISSION TOWER/STATION

For information on height controls on transmission towers/station, see SECTION 601.14 – HEIGHT. (Ordinance O-98-33)

(Page 117)

Permitted Uses:

ALLOWED USES	ZONING DISTRICTS																			
	R-1	R-2A	R-2	SR	MF-1	MF-2	MF-3	RMH	C-1	C-2	C-3	C-4	O-1	O-2	O-3	I-1	I-2	I-3	A-1	S-1
Swimming Pool: sales and Service									C	C	X	X				C	C	C		
Tailor									X	X	X	X	C	C	C	X	C	C		C
Tanning of hides and skins																		C		
Tar or tar products manufacturing or processing																		C		
Tattoo parlor									C	C	X	X				C	C	C		
Taxicab garaging and Maintenance									C	C	X	X				C	C	C		
Taxicab stand or dispatching station	C	C	C	C	C	C	C	C	C	C	X	X	C	C	C	C	C	X	C	C
Taxidermist									C	C	X	X				C	C	C		
Telegraph transmitting or receiving station									X	C	X	X	C	C		X	C	C		C
Telegraph exchange station relay tower	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Tennis court: public	C	C	C	C	C	C	C	C	X	X	X	X	X	X	X	X	C	C	C	X
Tire recapping									C	C	X	X				C	C	C		
Tool and equipment rental (inside display only)									C	C	X	X				C	C	C		
Tool and equipment (with outside display)									C	C	X	X				C	C	C		
Tool sharpening									C	C	X	X				C	C	C		
Townhouse					X	X	X	X	C			C	C							C
Toy store									X	X	X	X	C	C	C	X	C	C		C
Transmission Tower/Station									C	C	C	C	C	C	C	C	C	C		C
Transportation Facilities/Excluding Airports	C	C	C	C	C	C	C	C	C	C	X	X	C	C	C	C	C	X	C	C
Transportation ticket Service									X	X	X	X	C	C	C	X	C	C		C