



Meeting Name: Town Council
Meeting Date: June 26, 2024
Prepared By: F. Davila, CFM.
Item Title: Ordinance 786 – Tower Definition (1st reading)

DISCUSSION:

As part of the Planning and Zoning Board’s 2023 prioritized agenda item list, discussion on Tower Structures, Town staff brought up the discussion on tower structures for Board discussion at the January 2024 meeting. At the meeting, the Board reviewed and discussed the guidelines associated with the construction of allowable area (225 sq. ft.), specifically those installed on flat roofs. The Board gave consensus to recommend that the Town Council have staff draft language amending the code to only allow enclosed air tower structures on or adjacent to flat roofs.

At the February 28, 2024, Town Council meeting, the Council gave consensus to have staff draft language amending the code to only allow enclosed tower features on structures with adjacent flat roofs, with restrictions on window height and size.

Code Section 34-4, Definitions, currently states that **Tower** means an open air or enclosed structural feature which is an integral part of the principal structure, and whose floor area, from outside wall to outside wall, is limited in size. Such structural feature is intended to provide additional scenic view opportunities.

Tower features are allowed in the following residential zoning districts such as RS-1, RS-2, RS-3, RS-4, RS-5, RMT, RM-00, RM-1, RM-2, RH, HIST-B, HIST-S, and HIST-Z.

Town staff is proposing to modify Code Section 34-4 . - Definitions to read the following (additional language is underlined and deleted language is ~~stricken through~~):

Tower means an open air or enclosed structural feature which is an integral part of the principal structure, and whose floor area, from outside wall to outside wall, is limited in size. Such structural feature is intended to provide additional scenic view opportunities. For towers located on or adjacent to a flat roof, only enclosed tower features shall be permitted. No doors shall be allowed, and all openings and windows shall be fixed and non-opening.

At the June 10, 2024, Planning and Zoning Board meeting, the Board reviewed and discussed proposed Ordinance 786 and recommended denial on a 3-1 vote. The Board’s discussion focused on

the owner's property rights, safety concerns regarding the requirement of fixed windows and size limitation of windows for potential use for emergency ingress and egress.

RECOMMENDATION:

Staff recommends that the Town Council consider proposed Ordinance No. 786 on first reading.

Attachment(s):

- Proposed Ordinance No. 786.