



**Meeting Name:** Planning and Zoning Board  
**Meeting Date:** January 17, 2024  
**Prepared By:** Davila, F, CFM.  
**Item Title:** Discussion on Tower Features

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## **DISCUSSION:**

As part of the Board's prioritized agenda item list, item F, discussion on Tower Structures, Town staff is bringing this item for board discussion.

The topic specifically stated, "would like to discuss the possibility of giving more guidelines to the construction of allowable 225 sq. ft. towers in districts where they are currently permitted, especially those going in on flat roofs."

Code Section 34-4, Definitions, 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, proportional,** means the height of the eave of the tower structure, or roof deck, if applicable, shall be no higher than 1.5 times the height of the eave of the principal structure. The roof of the tower may extend above this limit. As an example, if the height of an eave for a two-story principal building is at 18 feet, then the height of the tower eave or roof deck shall be no higher than 27 feet ( $18 \times 1.5 = 27$ ) above the average existing grade or crown of the road, whichever is applicable. The roof of the tower may extend above this limit.*

Certain zoning districts, that allow towers, limit the tower area to a maximum of 225 sq. ft., no matter the roof type or pitch that the main structure may have. In addition, tower features are usually located above the maximum allowable building height (adjacent to the roof).

Please see below some examples of tower features around the Town.









**RECOMMENDATION:**

Staff is prepared to answer any questions that the Board may have on this item

Reference(s):

34-4 Definitions.

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34-268 Building Site Area Regulations (RS-1 to RS-5)

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