

Wireless Telecommunication Facilities

Existing

Proposed

Encourages Co-location

In all residential, TN, O and C-N districts: Developed with governmental, institutional and recreational uses or right-of-way for a cross-country utility transmission distribution structure.

In all RM districts: Minimum of 100 dwelling units

A lot of at least one acre required in all residential, TN, O, and CN districts.



A lot of at least two acres is required in all residential, TN, O, and CN districts.

In residential, office, PUD, and mixed use districts, and in commercial districts that are within 1,500 feet of a residential use: Must be unobtrusive (Stealth)

100-foot set back from any residentially zoned property
Minimum district setback requirements



Setback equal to the height of the tower from all property lines
100-foot or height of tower setback from residentially zoned property
Setback of 2X tower height from a residential building
Compound must meet the minimum district setback requirements

In all residential, office, PUD, and mixed use districts, and in commercial districts that are within 1,500 feet of a residential use: Must bear a reasonable relationship to the proportions and scale of existing buildings, structures, and trees



In all residential, O, PUD, TN, mixed use districts, and commercial districts that are within 1,500 feet of a residential use: Maximum height permitted is 100 feet.

In all residential, TN, O, MU-L, and C-N districts the maximum height is 80 feet

Increased to 150 feet with approval of a Special Use Permit

In residential, office, PUD, and mixed use districts, and new WTFs in commercial districts that are within 1,500 feet of a residential use: A pitched roof is required for building or shelter that extends more than one foot above the height of fencing

Landscaping is required: Type C landscape buffer around the compound

6-foot tall opaque fence is required around the compound

In industrial districts: Fence may be chain link with slats

When located within or adjacent to property that is residentially zoned or used: 6-foot high brick wall (if façade brick) or shadowbox fencing

Access to the compound must be from the interior of the site

When located within or adjacent to property that is residentially zoned or used: Gate may not face any lot line within 100 feet