

AMENDING CHAPTER 30 (LDO)  
AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES WITH  
RESPECT TO ZONING, PLANNING AND DEVELOPMENT

*(Editor's Note: Added text shown with underlines and deleted text shown with strikethroughs)*

Section 1. That Subsections b), c) and d) of Section 30-8-10.2(K)2), Dimensions, is hereby amended to read as follows:

b) Setback of Other WTFs

- ~~i) At a minimum, WTFs (that are not attached and concealed WTFs) and all related appurtenances including any other structures on the site must meet the minimum district setback requirements.~~
- ~~ii) WTFs (that are not attached and concealed WTFs) must be set back from any residentially zoned property by at least 100 feet.~~
- ~~iii) All supporting cables and anchors must be contained within the site.~~
- i) At a minimum, Wireless Telecommunication Towers (that are not attached concealed WTFs) must be setback a distance equal to the height of the tower from all property lines.
- ii) Wireless Telecommunication Towers (that are not attached concealed WTFs) must be setback from a property line abutting residentially zoned property a distance equal to the height of the tower or 100 feet, whichever is greater; and be setback from a building containing a residential use a distance equal to two-times (2X) the height of the tower.
- iii) All related WTF appurtenances including any other structures on the site and the limits of the associated compound must meet the minimum district setback requirements.
- iv) All supporting cables and anchors must be contained within the site.

c) Height of Other WTFs

~~In all residential, TN, O, MU L, and C N districts the maximum WTF (other than attached concealed WTFs) height is 80 feet. In the O district a WTF may exceed the district height limit with approval of a Special Use Permit (see Sec. 30-4-10).~~

In all residential, O, PUD, TN, mixed use districts, and commercial districts that are within 1,500 feet of a residential use the maximum Wireless Telecommunication Tower (other than attached concealed WTFs) height permitted is 100 feet. The maximum permitted height may be increased to 150 feet with approval of a Special Use Permit (see Sec. 30-4-10).

d) Minimum Lot Size

A lot of at least ~~one acre~~ two acres is required for a WTF that is not an attached concealed WTF in all residential, TN, O, and CN districts. In all other districts, the minimum lot size requirement applies.

Section 2. That Subsection 4) Section 30-8-10.2(K), Wireless Telecommunication Facilities (WTF's), is hereby amended to read as follows:

4) Aesthetics

New WTFs in residential, ~~O office, PUD, and~~ mixed use districts (including AO, UMU and NS), and new WTFs in commercial districts that are within 1,500 feet of a residential use, must be made unobtrusive in accordance with the following.

a) Concealment

To the maximum extent possible, antennas and poles must be camouflaged in an effort to conceal them from public view. Concealment may be in the form of building antennas into lighting fixtures, blending antennas into hidden rooftop mounts, or locating antennas inside wall-mounted signs. Examples include flagpoles; steeples; monopoles and/or lattice towers disguised as clock and/or bell towers, trees, signs, public art and/or other camouflaged structures available to the industry.

b) Placement

In order to fulfill the requirements of subsection 4, Aesthetics, WTFs may be required to be located on top of or behind the principal building unless a different location is approved by the Technical Review Committee.

c) Roof-mounted antennas extending less than 5 feet above the principal building must be painted to match the color of the façade of the principal building. Roof-mounted antennas extending 5 feet or more above the principal building must be located behind a façade or parapet wall that blends with the principal building.

d) Equipment Building or Shelter

A pitched roof is required for any such building or shelter that extends more than one foot above the height of fencing required by subsection 5)c), below.

e) Application Information

In addition to any other application requirements, the applicant must submit photographs of a similar WTF and use photo imagery to superimpose the WTF onto the existing site for review and approval by the Technical Review Committee. ~~Design review insures that the WTF bears a reasonable relationship to the proportions and scale of existing buildings, structures, and trees.~~ Once the site plan and photographs or photo renderings of the facility are approved, the WTF must be constructed in compliance with the approved application. If not so constructed, the Planning ~~and Community Development~~ Director shall order that the facility be altered to achieve compliance with the approved application. If the applicant fails to achieve compliance within 60 days, the Planning ~~and Community Development~~ Director shall issue a Notice of Violation directing that the WTF be removed within 60 days of the date of notification.

Section 3. That Subsection 6) Section 30-8-10.2(K), Wireless Telecommunication Facilities (WTF's), is hereby amended to read as follows:

6) Access

Access to the compound must be from the interior of the site and not from a separate driveway connection to a public or private street. For all facilities within or adjacent to residentially zoned or residentially occupied property, the gated drive to the compound must be located to minimize the effect on adjoining property and the gate may not face any lot line that is within 100 feet of the gate. Access may be constructed with gravel or other comparable all-weather surface.

Section 4. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 5. This ordinance shall become effective upon date of adoption.