

Cellular Telephone Antenna Regulations

Sec. 65.310. Antenna, cellular telephone.

A device consisting of metal, carbon fiber, or other electromagnetically conductive rods or elements, usually arranged in a circular array on a single supporting pole or other structure, and used for the transmission and reception of radio waves in wireless telephone communications.

Standards and conditions:

(a) In Residential Districts, a conditional use permit is required for cellular telephone antennas on a residential structure less than sixty (60) feet high. In Residential, Traditional Neighborhood and Business Districts, a conditional use permit is required for cellular telephone antennas on a freestanding pole, except for existing utility poles. In Residential and Traditional Neighborhood Districts, existing utility poles to which cellular telephone antennas are attached shall be at least sixty (60) feet high.

(b) In Residential, Traditional Neighborhood, and OS-B3 and B5 Business Districts, the antennas shall not extend more than fifteen (15) feet above the structural height of the structure to which they are attached. In B4 Business and Industrial Districts, the antennas shall not extend more than forty (40) feet above the structural height of the structure to which they are attached.

(c) For antennas proposed to be located on a residential structure less than sixty (60) feet high in Residential Districts, or on a new freestanding pole in Residential, Traditional Neighborhood, and Business Districts, the applicant shall demonstrate that the proposed antennas cannot be accommodated on an existing freestanding pole, an existing residential structure at least sixty (60) feet high, an existing institutional use structure, or a business building within one-half (½) mile radius of the proposed antennas due to one (1) or more of the following reasons:

(1) The planned equipment would exceed the structural capacity of the existing pole or structure.

(2) The planned equipment would cause interference with other existing or planned equipment on the pole or structure.

(3) The planned equipment cannot be accommodated at a height necessary to function reasonably.

(4) The owner of the existing pole, structure or building is unwilling to co-locate an antenna.

(d) In Residential, Traditional Neighborhood and Business Districts, cellular telephone antennas to be located on a new freestanding pole are subject to the following standards and conditions:

(1) The freestanding pole shall not exceed seventy-five (75) feet in height, unless the applicant demonstrates that the surrounding topography, structures, or vegetation renders a seventy-five-foot pole impractical. Freestanding poles may exceed the above height limit by twenty-five (25) feet if the pole is designed to carry two (2) antennas.

(2) Antennas shall not be located in a required front or side yard and shall be set back one (1) times the height of the antenna plus ten (10) feet from the nearest residential structure.

(3) The antennas shall be designed where possible to blend into the surrounding environment through the use of color and camouflaging architectural treatment. Drawings or photographic perspectives showing the pole and antennas shall be provided to the planning commission to determine compliance with this provision.

(4) In Residential and Traditional Neighborhood Districts, the pole shall be on institutional use property at least one (1) acre in area. In Business Districts, the zoning lot on which the pole is located shall be within contiguous property with OS or less restrictive zoning at least one (1) acre in area.

(e) In Industrial Districts, cellular telephone antennas on a freestanding pole shall not exceed one hundred fifty (150) feet in height, shall not be located in a required front or side yard, and shall be set back one (1) times the height of the antenna plus ten (10) feet from the nearest residential structure.

(f) Antennas located in historic districts shall be subject to review and approval of the heritage preservation commission.

(g) Freestanding poles shall be a monopole design.

(h) Transmitting, receiving and switching equipment shall be housed within an existing structure whenever possible. If a new equipment building is necessary, it shall be permitted and regulated as an accessory building, section 63.500, and screened from view by landscaping where appropriate.

(i) Cellular telephone antennas that are no longer used for cellular telephone service shall be removed within one (1) year of nonuse.

* There is a separate zoning review fee of \$105.00 attached to the antenna building permit to review for compliance with these regulations

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