



Small Cell Ordinance

Public Workshop
Staff Presentation

November 20, 2019

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Timeline

- **Zoning Amendment 19-189 – “The Small Cell Ordinance”**
 - Initiated May 21, 2019
 - Response to recent Federal regulations limiting local government control
- **PC Study Session on Regulatory Framework (BB&K)**
 - October 16, 2019
- **DRSC Design & Development Standards Draft Review**
 - October 23, 2019
- **Public Review**
 - Beginning November 8, 2019

Goals

1. Protect aesthetics.
2. Realistic locational and design regulations to minimize the number of “exceptions” applicants request.
3. Minimize discretion involved using objective locational and design criteria to facilitate compliance with restrictive shotclocks and fee limitations.

Wireless Permit Process - Decisions

- Administrative
- Authority is the City Planner
- Appeals Authority is the Community Development Director.

Wireless Permit Process - Appeals

- Must be filed within two business days of the City Planner's determination.
- Notice of Date of Decision
 - 300-foot radius mailing
 - Decisions posted to the City website

Separation Requirements

- 500 feet from schools (measured from property line)
- 300 feet from any other cell site (measured from site to site)
- 100 feet from any residences (measured from property line)

Comments Received - Incorporated

- VHFHSZs: are included in list of discouraged locations.
- Noise limitations: the Standards already list generators prohibited. All development is subject to the noise ordinance.
- Require compliance with RF exposure: this is included in both the definition of small cells and included in the conditions of approval and in the annual certification.
- Abandonment procedures: standard condition

Comments Received - Incorporated

- Annual certification: added to standard conditions
- Distances to residences and schools measured from PL
- Compliance with ADA and FHA covered in Standard condition 1.
- Landscaping covered in Standards.
- Insurance – included in the Standard Conditions and required for encroachment permits by Public Works.

Comments Received - Adding

- Require Fire Chief Approval of sites in VHFHSZs – will be included as a condition.
- Ordinance to be retroactively applied to pending applications.
- Automatic withdrawal of applications deemed incomplete and not resubmitted within 90 days (60 was requested).
- Prohibition on light emissions and signs on small cell facilities.
- Permit revocation Standard Condition



Draft Ordinance Components

1. Ordinance
2. Design & Development Standards
3. Standard Conditions of Approval
4. Application Packet and Application Instructions (forthcoming).