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185 Attachment 3

Town of Dewey Beach

Design Standards for Small Cell Wireless Facilities and Telecommunications Towers [Added 3-2-2021 by Ord. No. 761; amended 12-2-2021 by Ord. No. 778]

Purpose: The Town of Dewey Beach has a small beach town aesthetic that is important to retain. The installation of small cell technology will enhance wireless capabilities while harmoniously blending into the existing character and context of the Town. Installation of the technology shall take into consideration the area in which it will be placed to ensure Dewey Beach's small-town character is maintained when development occurs in any form. Public safety shall also be considered when locating small cell wireless facilities

General Requirements for Small Cell Wireless Facilities

Applicant will utilize the best available technology economically feasible (BATEA) that not only reduces equipment size but allows minimal visual impact through the use of stealth technology without significant negative impact on performance of the facility. This technological improvement may require reasonable incremental operating and capital costs and must still adhere to the FCC guidelines governing small wireless facilities.

Type of Applications

There are four categories, in order of placement preference, of wireless siting applications for attachments in the right of way (ROW):

- Collocation - means and refers to the mounting or installation of transmission equipment on a wireless support structure, or utility pole, for the purpose of transmitting and/or receiving radio frequency signals for communication purposes. This definition includes the first placement of transmission equipment on a Tower or base station. Collocation also refers to a proposal to locate transmission equipment on a wireless support structure, or utility pole, on which wireless facilities already exist.
- Minor Modification - A proposal to modify an existing wireless facility that does not substantially change the size of the structure or wireless facility.
- Replacement - A proposal to replace an existing structure, without wireless facilities with a new structure, and to attach wireless facilities on the replacement structure.
- New - A proposal to install a new structure where none exists and to attach wireless facilities on the new structure.

Antenna

- The antenna shall appear as a seamless extension of the existing structure.
- Antenna shall be equal to or less diameter of the tower/structure.

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- Antenna shall appear as a seamless extension of the new tower/structure.
- The antenna shall match the color, texture of the tower/structure it will be a part of.
- When antennas are placed in line with the pole, they should have a smooth, cylindrical shape, such as a single canister.
- Multiple separate antennas must be located inside an antenna enclosure of no more than three cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements are cumulatively no more than three cubic feet in volume.
- Total height of the antenna shroud/canister shall not exceed three feet.
- Antennas on small wireless facilities should be of the type and operate at frequency such that it will not cause unacceptable interference with a public safety agency's communications equipment. Applicant must submit certification, from a licensed Professional Engineer in the State of Delaware, that the facility will adhere to and operate within FCC guidelines regarding non-interference with the Town's public safety communication systems.

Backup Power and Power Connections

Battery backup-power devices shall be installed with a transfer switch to prevent back feeding into the electrical system.

All utility lines required to power wireless communication must be buried underground. Overhead wires are prohibited.

Cabinets and Equipment

- All equipment/cabinets associated with small cell wireless facilities shall comply with the Town's floodplain regulations.
- If equipment needs to be located on the tower/structure other than the antenna the equipment shall not protrude more than 12 inches from any tower/structure.
- All equipment/cabinets shall comply with any wind restrictions.
- All equipment/cabinets shall match the color and texture of the tower/structure it is to be placed with the exception of wood utility poles.
- All wires shall be shrouded and shall match the color and texture of the structure it is to be attached.
- All wires, cables, and other equipment shall be firmly attached to the structure.

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- Any and all wiring (including cabling) must be covered with an appropriate cover or placed inside the pole/wireless support structure.
- Ground mounted cabinets shall be integrated into the structure.
- Any pole mounted cabinet shall not exceed 12 cubic feet in volume, shall not exceed three feet in height and two feet in width
- Any round mounted cabinet shall not exceed 28 cubic feet in volume.,
- Any pole mounted equipment, excluding the power meter and disconnect, to be mounted on the tower/structure shall have a clear height of 10 feet (above ground level).
- No equipment or structure shall interfere with the pedestrian or bicycle traffic.
- Street trees shall not be removed to allow for cabinets or equipment.

Noise and Lighting

- a. Illumination is not permitted for the small cell wireless facilities, unless it is part of a streetlight or where required by the FCC.
- b. All equipment shall comply with the Town's noise regulation.

Power Disconnect

Each approved small wireless facility shall have a clearly marked power-disconnect switch adjacent to the electronics cabinet and located outside areas that exceed radio-frequency exposure limits.

The power meter and disconnect should be mounted at a minimum height of seven feet and a maximum height of 10 feet above ground level.

Signage

Signage shall be for notification purposes of the wireless carrier, identification of equipment, contact information etc. and shall not exceed two square feet unless otherwise required by applicable law.

Small Cell Wireless Facilities Locations

Small cell facilities shall not be installed:

- In any location where they will interfere with or detract from traffic control devices
- On a wireless support structure which is less than 50 feet from the midpoint of any beach access location at the end of any ocean side street.

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Preferred placement of small wireless facilities shall depend on application types. The order of priority from most preferable to least preferable, is:

- Along Route 1, including collocation
- Beach front Hotel/Motel Rooftop collocation
- Minor modification or collocation on wireless support structure
- Replacement
- New

If the Wireless Service Provider (WSP) is unable to collocate on an existing wireless support structure; the WSP needs to provide other pole locations considered within 300 feet of the proposed New/Replacement pole location and provide justification as to why the other pole locations weren't suitable for collocation.

Placement and Siting of Small Wireless Facilities

This section refers to the placement of small cell antenna and wireless equipment. Co-location on an existing structure is the preferred method for placement of small cell antenna and wireless equipment. If collocation on an existing building or structure is not feasible, the construction of a new pole is permitted.

Documentation shall be required if collocation cannot be complied with.

- a. There shall be a 10 feet clear height (above ground level).
- b. Preferential siting in designated beach block areas will be for collocation on existing structures up to 50 feet. A new structure in a designated beach block area will be limited to 35 feet unless the applicant can demonstrate that the height limit will not generate enough signal sufficient for capacity and coverage requirements.

Maximum height of the existing pole/structure, plus collocated enclosure, shall not exceed 50 feet or increase existing pole/structure height by more than 10%, as a result of the collocated SWF, whichever is lesser.

- c. Collocation on a building.
 1. Antenna and wireless equipment/cabinets shall be stealth and concealed by the building.
 2. Antenna and wireless equipment/cabinets shall not exceed more than three feet above the roof line.
 3. Collocation is encouraged to use the existing structures. If a new structure is proposed, it shall match the character of the area that it will be placed. The intent for new

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structures is to match the character of the area and have the structures fit in.

New/Replacement Small Cell Wireless Structure Requirements

a. New structures shall comply with the following:

- The new structure shall not interfere with or obstruct light poles, traffic signals.
- New structure shall be 100 feet from existing structures/poles/streetlights, excluding Coastal Highway (Rt 1).
- The new/replacement structure shall be a minimum of 10 feet from any building face.
- The new/replacement structure shall be 12 feet from driveway aprons to ensure access.
- The new/replacement structure shall be 10 feet from permanent objects in the ROW and out of the sight triangle at intersections, (a permanent object may be defined as an object placed in the right-of-way with the legal consent of the Town, with the expectation it will not be removed such as bus depots, permanent benches, and street signs)
- Avoid placement in front of residential and business entrances, windows, signs, etc. New/replacement structures shall be sited in the vicinity of lot corners.
- The new/replacement wireless support structure on which antenna facilities are mounted on should be no taller than 35 feet above the grade including the antenna. If it is technically infeasible for the wireless service provider to operate within the 35 feet limit, the wireless service provider must provide documentation justifying the technical infeasibility.
- Maximum height of a new/replacement structure shall be 50 feet from grade including antenna and any enclosure, or not exceed by more than 10% the height of the closest streetlight/pole within 100 feet on the same side of the street, whichever is smaller.
- Under no circumstances will a wireless support structure taller than 50 feet including antenna and enclosure be approved.
- The new/replacement structure shall match the aesthetic, color, texture of the structures within the immediate area and street.
- The new/replacement structure shall comply with the floodplain regulations.
- Small wireless facilities on replacement structures must be located within two feet of the existing structure to be replaced, where collocation is not proven to be viable.
- Until preferred pole designs have been determined, the new or replacement pole must be approved by the Town Manager.

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Setback Requirements

- Small wireless facilities must be at a minimum set back distance of 20 feet from the nearest residential dwelling.
- Small wireless facilities must be at a minimum set back distance of 10 feet from the nearest commercial dwelling.
- Small wireless facilities must be at a minimum set back distance of 250 feet from any playground.
- Small wireless facilities must be at a minimum set back distance of 300 feet from another small wireless facility from the same WSP, and 100 feet from another small wireless facility from different WSP, unless they are collocating on the same wireless support structure.
- Small wireless facilities must be at a minimum distance of 3.5 feet from the curb, or six feet from the edge of the paved roadway section if no curb exists.
- Small wireless facilities must be at a minimum set back distance of eight feet from the nearest tree. Excluding Route 1, and King Charles.
- Small wireless facilities must be at a minimum set back distance of 250 feet from the nearest park.
- Small wireless facilities must be at a minimum set back distance of 50 feet from the midpoint of any beach access location at the end of any ocean side or bay side street.
- Small wireless facilities shall have adequate fall zones reflecting the required setback requirements, and those governing structures within the right-of-way (ROW).

Removal

The removal of all structures and/or equipment and repair of the structures shall be done by and at the expense of the wireless company.

- a. Structure shall be returned in equal or better state.
- b. All equipment and mounting hardware shall be removed.
- c. Holes shall be patched and painted to match the color and texture of the structure.

Waivers

The Town Manager, upon recommendation from the Building Official, may grant waivers from the Design Standards where strict enforcement would prohibit deployment, or where deviation from the Standards would serve the public interest. Waivers shall not be granted for any standards or requirements governed by any federal or state laws or regulations.

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Application Requirements

The chart below indicates the required submittals that must accompany an application for a Small Cell Facility. The submittal requirements are identified for each application type.

Field Name	Description	Description	Replacement	Minor Modification	Collocation
COMPLETE APPLICATION	Checklist	x	x	x	x
CONSTRUCTION DRAWING	Stamped by a Delaware P.E.	x	x	x	x
MAP	Attach map of the general area, calling out the location of the site	x	x	x	x
MANUFACTURER SPECIFICATIONS	Upload manufacturer's cut-sheets for all proposed radios, antennas and accessories listed in application	x	x	x	x
STRUCTURAL ANALYSIS	Stamped by a Delaware P.E., and calculated wind speed loads are utilized that are inherent to coastal areas	x	x	x	x
RF PROPAGATION STUDIES	<ol style="list-style-type: none"> 1. Provide copy of RF propagation contour maps showing site with/without calculated signal levels in color at the target signal level, and ± 5 dB 2. Include a legend that shows what signal each color represents 3. Include maps showing coverage at the proposed antenna elevation and at 10 feet below the proposed elevation 4. Maps must be legible and in sufficient detail 	x	x		
PROPERTY OWNER CONSENT	<ol style="list-style-type: none"> 1. Attach evidence that the owner has provided consent to use their structure for the proposed Small Cell Facility 2. Include unique pole number 3. If the proposed wireless support structure is located along a State road or in the State right-of- 	x	x		x

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Field Name	Description	Description	Replacement	Minor Modification	Collocation
	way, documentation of tentative or firm approval by DelDot must be submitted.				
PHOTOS/PHOTO SIMULATIONS	For all applications, photo simulations from at least three reasonable line-of-site locations near the proposed project site must be included. The photo simulations must be taken from the viewpoints of the greatest pedestrian or vehicular traffic. Angle of photo simulation separation must be at least 90° or greater and provide a full profile depiction. Photos/Photo SIMS must be date/time stamped and no older than 90 days	x	x	x	x
RF ANALYSIS (EME REPORT)	Required for all applications	x	x	x	x
FCC NEPA and NHPA	Determine compliance with FCC rules implementing the National Environmental Policy Act. Provide proof of an Environmental Assessment (EA) and the issuance of a Finding of No Significant Effect (FONSI) as applicable by category listed by the FCC as well as historical review, as applicable per the National Historical Preservation Act (NHPA)	x	x		x

Radio Frequency (RF) Analysis

As a condition of approval for small cell wireless facilities, Applicants must provide an evaluation of proposed wireless equipment being installed to prove its compliance with FCC guidelines for human exposure to radio frequency fields. Evaluations shall include uncontrolled exposure in the near-field and far-field regions. The Town shall have the right to conduct a five-year recertification of such compliance, by a qualified RF engineer, and all reasonable and applicable costs shall be paid by the permittee. With any minor modification, the applicant would be required to recertify their RF(EME) report.

At a minimum, evaluations of proposed wireless equipment must contain the following:

1. A statement of compliance.

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2. Date of the report.
3. Date of statement of compliance.
4. Location proposed for the Small Wireless Facility installation.
5. Applicant site or identification number for the Small Wireless Facility installation.
6. GPS coordinates of the existing or proposed Pole.
7. Calculation of radio frequency power at the radios or other electronics.
8. Calculation of radio frequency power at the Antennas.
9. Calculation of radio frequency power within six feet of ground level, and at ground level.
10. Calculation of radio frequency power at windows of residences and businesses in closest proximity to the Small Wireless Facility.
11. Calculation of radio frequency power of the closest area that can be occupied by the general public in the main lobe of the Antenna, if within 50 feet.
12. Location of the applicable signage with above-ground-level height listed.

TELECOMMUNICATIONS TOWER STANDARDS

The following standards apply to all Tower sites above 50 feet:

Maximum Height Standards

- a. The maximum height of a Tower shall be 150 feet including any lighting rod.
- b. The height of any Tower shall include the support structure and any attached Antennas proposed at the time of application.

Tower Design

- a. Lattice Towers and any guyed wires are prohibited.
- b. The proposed Tower shall be designed to allow for collocation of two other carriers.
- c. All Towers and required fencing shall be equipped with appropriate anti-climbing devices.
- d. The perimeter of the Tower and anchors shall be enclosed by a fence or wall at least six feet in height.
- e. The tower and equipment shall comply with the floodplain regulations.

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Painting

Towers shall be painted or finished in a manner which blends with the dominant color of the background except where otherwise required by the FAA. The applicant and/or operator of the facility shall have a continuing duty to maintain such paint or finish.

Setbacks

A Tower located in nonresidential zoning districts shall be set back a minimum of the height of the tower from any other zoning district boundaries. A Tower located within a residential zoning district shall be set back a minimum of twice the height of the tower from any existing dwelling unit.

View Protection

A Tower shall not be located in such a fashion as to negatively impact views from public parks and recreation areas.

Site

- a. A Site Plan shall be submitted for the compound with the placement of the Tower, cabinets and any other equipment.
- b. All equipment, Tower, cabinet, etc. shall be located within the compound.
- c. The compound shall be large enough to allow for the co-location of at least two other carriers.

Lighting

- a. All lighting shall comply with FAA requirements.

APPENDIX A: Preferred Pole Designs

[[TO BE ADDED WHEN DETERMINED BY TOWN OF DEWEY]]