

## ZONING ORDINANCE

### *14A Attachment 2*

#### **APPENDIX II. GROUND-MOUNTED ANTENNA SUPPORT**

Ground-mounted radio or television broadcasting antenna support structures with antennas and equipment storage facilities, when permitted by the zoning district regulations, are subject to the following restrictions:

- A. The antenna support base shall meet the yard standards of the district except the antenna support base shall be set back one foot for each one foot of height from abutting residential districts, measured from the antenna support base to the property line.
- B. All ground-mounted antenna support structures shall be camouflaged and screened.
  - 1. Camouflaging is a method of disguising or concealing the appearance of an object by changing its usual color, modifying its shape, or locating it in a structure that complements the natural setting, existing and surrounding structures. In the context of this section, camouflaging includes, but is not limited to, making antenna support structures resemble man-made trees, or locating antenna support structures in architectural features such as steeples or clock towers.
  - 2. Metallic surfaces shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light reflecting value (LRV) greater than forty percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.
  - 3. A six-foot high screening wall or fence of other than chain link shall be constructed around the base of the support structure of a ground-mounted antenna to provide for security. The gate which provides access to the ground-mounted antenna support structure shall remain locked at all times except when being used for access by maintenance personnel.
  - 4. An access driveway and off-street parking space for use by maintenance vehicles shall be paved as approved by the Building Official.
- C. The following must accompany a request for a building permit:
  - 1. A verification letter that all required FAA and FCC approvals have been requested and that site-specific structural and non-ionizing electromagnetic radiation (NIER) reports are available on request from the applicant.
  - 2. A detailed site development plan showing the antenna, supporting structures, and appurtenant equipment in relation to the existing surroundings, including screening, fencing, camouflage, off-street parking, and access from a public street.

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3. Collocation or installation of additional antennas on an existing antenna support structure shall be permitted after submission and review of a structural re-certification report, prepared by a licensed professional engineer, and an updated NIER emissions report.
4. Increase in elevation of an existing antenna support structure shall be permitted, so long as the setback and maximum height limitations are complied with, after submission and review of updated structural and NIER emissions reports.
5. Existing nonconforming antenna support structures, unable to comply with current setback limitations shall be prohibited from any increase in elevation.
6. Antennas, towers and accessory structures which have been abandoned for six months should be dismantled and removed no later than ninety (90) days after that six months. Applicants may be required to post a bond or other suitable security as a condition of the use permit in order to guarantee removal of abandoned structures and restoration, including vegetation if necessary.
7. Designed and built so as to be capable of use by three (3) or more wireless communications providers including providers such as cellular or PCS providers using antenna arrays of nine (9) to twelve (12) antennas each within fifteen (15) vertical feet of each other with no more than three (3) degrees of twist and sway at the top elevation, and the owner of the tower and the property on which it is located must certify to the city that the antenna is available for use by another wireless telecommunications provider on a reasonable and nondiscriminatory basis and at a cost not exceeding the market value for the use of the facilities. If the property on which the tower is proposed to be located is to be leased, the portions of the actual or proposed lease that demonstrate compliance with the requirements of this paragraph shall be submitted with the zoning application.
8. Back haul providers shall be identified and have all necessary approvals to operate as such, including holding necessary franchises, permits and certificates and the method of providing back haul, wired or wireless, shall be identified.

(Ordinance 0102 adopted 1/14/03; Ordinance 0102-022 adopted 3/11/08)