

## 55-240 **Wireless Communications Facilities.**

- A) **Purpose.** The zoning regulation of wireless telecommunications facilities is intended to provide for the appropriate location, development and installation of telecommunications towers and antennae within the City of Red Wing. The provisions of the Zoning Code are intended to protect the health, safety and aesthetic concerns of the community by minimizing the adverse visual effects of towers and antenna through careful design, siting and screening; by avoiding potential damage from tower failure to adjacent properties through structural standards and setback requirements; and by maximizing the use of existing towers, structures or buildings to accommodate new telecommunications antenna in the City.
- B) **Definitions.** For the purpose of this Chapter, certain terms and words are defined in Division 10, Definitions. Particular terms that apply include Accessory Equipment Structure; Antenna; Antenna, Concealed; Base Transceiver Station; Co-location; Tower; Tower, Lattice; Tower, Monopole; Utility Pole; and Wireless Telecommunication Services.
- C) **Allowance for Towers and Antennae by Zoning District.**
- 1) Permits are not required for:
    - a) Antennae and towers used by the City for City purposes.
    - b) Adjustment or replacement of the elements of an antennae array affixed to a tower or antenna, provided that replacement does not reduce the safety factor.
    - c) Antennae and/or towers erected temporarily for test purposes or emergency communications.
    - d) Antennae and microwave dishes which are not located on a transmission structure such as the mounting of antennae and dishes upon buildings so long as they do not rise above the highest elevation of the building by more than 15 feet. This includes educational facilities, religious institutions, government or public utility buildings, or in “upward thrusting architectural elements” such as church steeples, bell towers, or smokestacks.
  - 2) Wireless telecommunications towers and antennae shall be allowed in any district as a Certificate of Compliance use permit only as provided below:
    - a) Water Tower. Wireless telecommunication antennae shall be permitted upon City-owned water towers and park properties provided the applicant has an approved lease agreement with the City and has obtained a Certificate of Compliance use permit and paid all applicable fees. The height of the antennae on water towers shall not exceed 15 feet and shall not extend more than 15 feet above the water tower.

- b) Co-location on Existing Towers. Wireless communication antennae shall be permitted to be attached to existing towers within the City in accordance with the applicable siting guidelines and design criteria in Section 55-230 (E) after the applicant has provided to the City a written statement of approval from the tower owner or lessor and has obtained a Certificate of Compliance use permit and paid all applicable permit fees.
  - c) Utility Poles. Wireless telecommunications antennae shall be permitted to be attached to utility poles after the applicant has provided a written statement of approval from the utility pole owner or lessor and has obtained a certificate of compliance use permit from the City and paid the necessary fee. The height of the antennae shall not exceed 15 feet and shall not extend more than 15 feet above the pole.
- 3) Conditional Uses, Specific Districts. Wireless telecommunication towers and antennae shall be allowed with the approval of a conditional use permit in the zoning districts specified in the table below and in accordance with the co-location requirements stated in Section 55-230 (D), siting requirements and design criteria stated in 55-230 (E), and the procedural requirements stated in 55-230 (F). The procedure for review and action on Conditional Use Permits shall be as stated in Section 90-040 of this Chapter. The height limitations listed in the following table shall include all parts of the wireless telecommunication tower and antenna structures except for that space needed for lightning diffusion apparatus.

<i>Zoning Districts Location</i>	<i>Height Limitations</i>	<i>With Co-location</i>
RM-2, B-1, and B-2	90 feet	150 feet *
I-1, I-2	100 feet	190 feet *
A, F-2	300 feet	400 feet *

\* Co-location height bonus subject to applicant providing to the City proof of a signed lease arrangement, shared use agreement, or other like document.

#### **D) Co-location Requirements.**

- 1) A proposal for a new wireless communication tower shall not be approved unless the applicant documents to the satisfaction of the City that the antenna planned for the proposed tower cannot be accommodated on an existing or approved tower or commercial or industrial building within a one-half mile radius, transcending municipal borders, due to one or more of the following:

- a) The antenna would exceed the structural capacity of the existing or approved tower or commercial building.
  - b) The antenna would cause interference with other existing or planned equipment at the tower or building.
  - c) Existing or approved towers and commercial buildings cannot reasonably accommodate the antenna at a height necessary for the proposed antenna to function.
  - d) Existing or approved towers and commercial buildings are outside of the documented search area.
  - e) The owners or lessors of existing or approved towers and commercial buildings are unwilling to allow co-location upon their facilities or are unavailable to grant such an allowance.
  - f) Approval cannot be obtained for co-locating upon an existing tower or antenna site, which is within the documented search area, but outside the Red Wing municipal boundaries.
- 2) It is the City's intent to encourage co-location providers to share accessory equipment building space whenever possible and practical so as to minimize the number of necessary accessory buildings and their impact upon the surrounding community. An applicant co-locating on another provider's tower shall incorporate its base transceiver station and all other equipment into an existing accessory equipment building or suitable principal structure except as otherwise provided below. If this requirement cannot be met due to insufficient space within the existing accessory building, security issues, competition or compatibility concerns, or for other reasons, one of the following options, ranked in preferential order, shall be utilized:
- a) The existing accessory building shall be expanded to a size sufficient to house the co-locator's equipment. Such building expansion shall match the design and features of the existing accessory equipment building. The applicant shall obtain a building permit from the City prior to construction.
  - b) A support platform shall be constructed alongside and adjacent to the existing accessory equipment building upon which the co-locator's equipment shall be attached. The applicant shall obtain a building permit from the City prior to construction.
  - c) A separate building shall be constructed that conforms to all the requirements set forth in this Chapter.

- 3) Whenever an application for a new wireless telecommunications tower includes a proposal for co-location, the applicant shall present information that describes how the proposed tower is designed to accept additional antennae. In addition, approval of any conditional use permit for such an application shall include a condition that the applicant accepts future co-location projects.

E) **Siting and Design Requirements.** The requirements of this Section apply to all wireless telecommunications towers and antennae erected, constructed, placed, or replaced in the City. All wireless telecommunication towers and antennae shall be designed and situated to be visually unobtrusive to minimize the impact upon the neighboring uses and shall conform to the following design and siting criteria.

- 1) **Setbacks.** The minimum setback from any property line or public right-of-way for a wireless telecommunication tower is as follows:
  - a) Front yard, side yard, and rear yard in a non-residential zone shall be the setback required for the underlying zone.
  - b) All other towers in residential zones shall be located a minimum distance from any property line equal to 125 percent of the proposed tower height or 200 feet, whichever is greater.
  - c) Towers shall not be placed between a principal building and any street (not including alleyways) abutting the property.
  - d) All equipment buildings/boxes or equipment areas shall comply with the minimum property line setbacks for a principal building in the underlying zone.
  - e) No wireless telecommunication site shall be located within 200 feet of an existing residence.
  - f) No tower exceeding 60 feet in height shall be located within 1,000 feet of the boundary of a locally designated historic district as per Chapter 16 of the City Code.
- 2) **Accessory Equipment Structures.** The base transceiver station and all other related equipment shall be housed in an existing building whenever possible. If an existing building is unavailable, a new accessory equipment building may be constructed according to Chapter 4 requirements of the City Code and shall be of the same or better construction, design and appearance as any principal structure or adjacent buildings. If the equipment is to be housed in a weatherproof cabinet-like structure in lieu of a building, it shall be mounted upon a suitable support platform.

- 3) **Fencing.** The wireless telecommunication antenna tower and/or accessory equipment structure shall be surrounded with a six to eight foot high security fence acceptable to the Zoning Administrator.
- 4) **Landscaping and Screening.** The wireless telecommunications tower and/or accessory equipment building shall be landscaped and screened with a mixture of six-foot tall evergreens and one and one-half inches caliper ornamental deciduous trees at a ratio of four evergreens per every one deciduous tree, spaced on less than eight feet apart on center so as to achieve at least a 50 percent opaque screen. Trees may be clustered to create a more natural appearance to the screening. The Zoning Administrator, as applicable, may waive the landscaping and/or screening requirements upon request of the applicant if the existing landscaping and screening is deemed sufficient. In addition, the Zoning Administrator may allow alternatives to the landscape plats listed above in order to match existing landscape.
- 5) **Color.** The wireless telecommunication tower and antenna shall be of a neutral color such as light grey or sky blue unless another color is dictated by the Federal Aviation Administration (FAA), and be designed to minimize visibility and to blend into the surrounding environment.
- 6) **Roof-Mounted Wireless Telecommunication Antennae.** Roof-mounted wireless telecommunication antennae shall not be permitted on buildings with pitched-roofs, unless they are concealed antennae incorporated into upward thrusting architectural elements, such as a church steeple, spire or bell-tower, smokestack, etc. On flat roofs, the height of the antennae and mounting hardware may not be more than 15 feet above the highest point of the roof to which the antennae is attached.
- 7) **Structurally-Mounted Wireless Telecommunications Antennae.** Telecommunication antennae mounted upon sides of buildings shall be attached flush against the building side, not to protrude more than the depth of the antenna. Structurally mounted antennae not affixed to towers shall be made to blend into the design and contours of the structure.
- 8) **Prevention of Radiation.** Wireless telecommunication antennae shall be subject to state and federal regulations regarding non-ionizing radiation and other health hazards related to such facilities. If the federal government adopts new, more restrictive standards, the antenna shall be made to comply or the antenna shall be removed by the owner or the City at the tower owner's expense. The owner or operator of the tower shall pay any associated costs of compliance verification.
- 9) **Lights.** No wireless telecommunication tower or antenna shall have affixed or attached to it in any way except during time of repair or installation, any lights, reflectors, flashers, daytime strobes or steady nighttime light or other illumination devices, except as required by the Federal Aviation Agency, the

Federal Communications Commission, or the City. This restriction against lights shall not apply to towers which have been combined with light standards for illumination of ball fields, parking lots, playgrounds, or other similar public uses.

10) **Signs and Advertising.** The use of any portion of a tower for signs or advertising other than required warning signs shall be prohibited.

11) **Interference with Public Safety Telecommunications.** No new or existing telecommunications service shall interfere with public safety telecommunications.

**F) Procedural Requirements.**

1) **Certificate of Compliance and Conditional Use Permit.** Applicants requiring a certificate of compliance shall follow the procedures as set forth in Section 90-030 of this Chapter. Applicants requiring a conditional use permit shall follow the procedures as set forth in Section 90-040 of this Chapter. Specific submission requirements for both permit applications include the following:

- a) A notarized document from the property owner or lessor that allows the applicant to apply for a certificate of compliance or conditional use permit to erect a wireless telecommunication tower and/or antenna.
- b) Demonstration of need in accordance with the Zoning Code.
- c) A site plan, which shows property lines, location of wireless telecommunication tower or antenna, setback distances, any accessory equipment structure, fencing and landscaping proposed.
- d) Sufficient information to show that construction, installation and maintenance of the wireless telecommunication tower and/or antenna will not create a safety hazard or damage to the property of other persons.
- e) Proof of insurance in accordance with the Zoning Code.
- f) If proposing a tower that will allow for co-location, a letter of intent that commits the applicant to allow for the future co-location.
- g) Any other information necessary for the City to evaluate the permit.

2) **Building Permits.** Applicants proposing to erect wireless telecommunication towers and/or antennae shall obtain a building permit. The towers and antennae are subject to inspection by the City Building Official to determine compliance with the City's building code construction standards. No building permit shall be issued by the City without prior approval of a certificate of compliance or conditional use permit if applicable. When no certificate of compliance or

conditional use permit is required, the applicant shall provide to the City all information as required by Section 55-240 (F) of this Division at the time of application for building permits. Building permits shall not be required for the repair, replacement, adjustment and /or alteration of the elements of antennae arrays if such work does not reduce acceptable safety standards. The following information shall be provided at the time of the building permit request:

- a) A report and plan from a qualified and registered engineer or firm that specifies and includes the following:
  - i) The tower height and design including a cross section and elevation.
  - ii) The height above grade for all potential mounting positions for co-location antennae and the minimum separation distances between antennae.
  - iii) The capacity of the tower, including the number and type of antennae that the tower can accommodate.
  - iv) The steps that the applicant will take to avoid interference with established public safety telecommunications.
  - v) An engineer's stamp and registration number.
- 3) **Demonstration of Need.** The applicant shall provide a diagram showing the cell site configuration illustrating the coverage area of the proposed wireless telecommunication tower and/or antenna. This diagram shall demonstrate the frequency re-use and spacing needs of the wireless system in order to provide adequate coverage and capacity to address that cannot be adequately served by locating the antenna on an existing structure.
- 4) **Proof of Insurance.** The applicant shall provide the City with proof of liability insurance which protects against losses due to personal injury or property damage relating in any way to the construction, use, or failure of the tower, antenna or accessory equipment. Such proof shall be supplied to the City by the wireless telecommunication tower owner or lessee at the time of application and shall be made available to the City from time to time upon its request.
- 5) **Removal of Abandoned or Damaged Towers.** Any wireless telecommunications tower and/or antenna that are not used for one year shall be deemed abandoned and the property owner shall remove the tower and /or antenna. If the owner fails to remove the tower and/or antenna after one year, it may be removed by the City with the costs of such removal assessed against the property owner of the tower site.

- 6) **Violations.** Deviations from the approved construction plans and certificate of compliance or conditional use permit is a misdemeanor, punishable as provided in Division 95 of this Zoning Code.
- G) **Nonconforming Wireless Telecommunications Antennae and Towers.** Any wireless telecommunications tower and/or antenna in existence as of June 22, 2000, that does not meet or comply with the provisions of this Division are subject to Division 70 of this Zoning Code.

*Adopted: July 11, 2016*