

ZONING INTERPRETATION RECORD

Subject of Interpretation:

Wireless Communication Facilities (WCF) height requirement clarification (building mounted)

Zoning Ordinance Section Number:

Article VII; General Provisions; Section 7.200.H.8

Title of Section:

WCF Types

Cause for Interpretation:

Clarify height and processing requirements for Type 3 WCF located on or within buildings, walls, and water tanks in supplementary zoning districts, and for Type 4 WCF located on or within buildings, walls, and water tanks in underlying and supplementary zoning districts.

Interpretation:

Pursuant to Section 7.200.H.8.B.2.A.1, WCF located on or within buildings, walls and water tanks are permitted and processed as a Type 2 WCF provided the site is not zoned R1 with visible changes, and that the existing building heights do not increase by more than 15 percent (with no increase in height for water tanks) provided the WCF meets underlying and supplementary zoning district height requirements.

Pursuant to Section 7.200.H.8.C.2.A.1, WCF located on or within buildings, walls and water tanks are permitted and processed as a Type 3 when the WCF is designed to match the structure on which it is mounted. The purpose of this interpretation is to clarify that WCF located on or within buildings, walls and water tanks can be processed as a Type 3 WCF provided that the WCF does not meet the criteria of a Type 2 WCF and meets the underlying and supplementary zoning district height requirements.

Pursuant to Section 7.200.H.8.D.1.A.1, WCF located on or within buildings, walls and water tanks are permitted and processed as a Type 4 when the WCF does not meet the criteria of a Type 2 or Type 3 WCF. Type 4 WCF require the approval of a Conditional Use Permit (CUP) and are subject to the CUP criteria outlined in Article I (Section 1.400) of the Zoning Ordinance. The purpose of this interpretation is to clarify that WCF located on or within buildings, walls and water tanks are to be processed as a Type 4 WCF when the WCF does not meet the underlying and supplementary zoning district height requirements. Therefore, the height of WCF located on or within buildings, walls and water tanks are determined by the City Council applying the Conditional Use Permit Criteria outlined in Section 1.400.



Interpretation By

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Date

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Approved By

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