

**SUMMARY OF WIRELESS FACILITIES
PROPOSED ZONING ORDINANCE AMENDMENT
2/11/19**

Section	Proposed Changes	Options for Advertisement
2-104	Delete Zoning Ordinance exemption of wires, cables, conduits, or other similar equipment for distribution of utilities (and address these facilities in new Sect. 2-522)	
2-501	Allow certain wireless facilities and associated support structures on same lot as a dwelling unit.	Delete or make subject to Special Exception (SE approval).
2-514(1)	<p>Repeal existing section and replace:</p> <ul style="list-style-type: none"> (i) Intro: Permit specified wireless facilities and associated support structures if they meet requirements of 2-514, 18-106 (fees), and 15.2-2232; facilities and support structures must otherwise meet 2-519, 2-520, 2-522, or obtain SE approval. (ii) Co-locations: Allow on any existing structure, subject to mitigation requirements. (iii) Allow maintenance or replacement of wireless facilities or support structures within a 6-foot perimeter with facilities or structures substantially the same size or smaller with advertised options for replacement poles. 	<p>Include option to deny applications that don't meet Sect. 2-522 (rather than only requiring an SE).</p> <p>Allow co-locations on replacement structures.</p> <p>Replacement Pole options:</p> <ol style="list-style-type: none"> 1. Property zoned for single family dwellings and not on major thoroughfare, either: <ul style="list-style-type: none"> (a) height must stay the same and diameter can increase by 25% or up to 30 inches; or (b) height may increase by 15 feet and diameter must not exceed 30 inches. 2. Property zoned for single family dwellings and on major thoroughfare: replacement may not exceed 80 feet in height (or if already 80+ feet, not more than 15 feet higher) and diameter may not exceed 30 inches. 3. Property zoned for multifamily and developed with 35-foot tall buildings: height must not exceed 100 feet (or if already 100+ feet, not more than 15 feet higher)

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		<p>and diameter must not exceed 42 inches</p> <p>4. Property used for athletic fields: replacement pole must not exceed 125 feet in height or 60 inches in diameter.</p> <p>5. All other property: replacement must not exceed 100 feet in height (or if already 100+ feet, not more than 15 feet higher) and diameter must not exceed 60 inches.</p> <p>Option to adopt any alternative with size limits between 0 and the proposed numbers above or to delete all alternatives, except that routine maintenance or replacement within a 6-foot radius that are substantially similar, the same size or smaller will remain.</p>
2-514(3) to (6)	<p>Hub Sites: Essentially the same size and locational limits permitted under current Sect. 2-514.</p> <p>No advertising; identifies when red marker light is required; Electronic submissions after hours deemed received the next business day.</p>	
2-519	<p>Expands small cell facilities provisions to include option for installation on a new structure 50-feet or lower in height.</p> <p>Clarifies requirements for a complete application.</p> <p>Describes the administrative review-eligible project (AREP) structures on which small cells may be installed, including permit, fee, size, and locational requirements. Requires architectural review board (ARB) review if located in a historic district.</p>	<p>Delete requirement for Zoning Administrator approval of installation on new structures if permitted by right in new Sect. 2-522; or to delete Zoning Administrator approval of applications for new structures in the street or utility easement if the Board selects Alternative B under Sect. 2-522.</p> <p>Option to require special exception approval of AREP applications in historic districts.</p>

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<p>New Sect. 2-522</p>	<p>Establish requirements for all new utility distribution or transmission poles and their associated facilities</p> <p>Establish minimum spacing requirement between poles. Allow denials in areas planned for undergrounding of all utilities.</p> <p>Any new structure proposed to be in a historic district is subject to ARB review</p>	<p>Alternative A: Exempt all of these new poles from the Ordinance, other than any required building permits or zoning permits required for the facilities on the poles.</p> <p>Alternative B: Poles and facilities up to 50 feet in height are exempt if located in the street or utility easement; and poles and facilities in historic districts or on private property require SE approval. Additional Option: Delete SE requirement but require ARB review of new poles and facilities in historic districts.</p> <p>Alternative C: Establish aesthetic requirements for all such new poles and associated facilities and ground mounted equipment [Option – allow any maximum equipment size from 100 to 750 square feet of gross floor area and from 8 to 12 feet in height].</p> <p>Additional options: Minimum spacing – 0 to 500 feet between any new pole and existing pole; or delete altogether. Undergrounding: Make Zoning Administrator denial mandatory or delete provision altogether. Historic District: option to delete ARB review.</p>
<p>New Sect. 2-523</p>	<p>Incorporate definitions from the <i>Code of Virginia</i> relating to wireless facilities and support structures. Expand small cell definition to include co-locations on new structures. Define associated support structures.</p>	

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Articles 3 through 5	Identify where wireless facilities and associated support structures are permitted.	
Article 7	Incorporate ARB review of new utility distribution and transmission poles and their associated facilities in historic districts.	Delete required ARB review of these poles and facilities if they are permitted by right under Alternative A of Sect. 2-522.
Article 9	<p>Revise Sect. 9-101(5) and (6) to exempt utility poles that comply with Sect. 2-522.</p> <p>Amend 9-105 to subject wireless facilities and their associated support structures to SE requirements if they do not meet the provisions of Sect. 2-514, 2-519, or 2-522.</p>	Option for SE requirement for any poles and lines that comply with Sect. 2-522 but are located outside of the right-of-way
Article 18	Codify AREP fees and standard process project fees at \$500 and \$6,200, respectively.	
Article 20	Delete mobile and land based telecommunication facility and small cell facility definitions; revise definitions of wireless telecommunication hub site, telecommunication facility, and utility distribution or transmission pole.	