

HIGHLIGHTS OF KVCOG'S MODEL PERSONAL WIRELESS SERVICES FACILITIES ORDINANCE

The Problem

- New wireless communications technology has higher frequencies requiring shorter distances between towers, which leads to a need for more towers.
- Cell towers can be controversial due to **Visual Impact, Height, and Location**.
- Tall towers can be appropriate in some areas but their visibility may be a concern when located in residential areas, historic areas and scenic areas.

Steps to Address the Problem

- Identify best areas to site towers considering 2 or more situations with one situation limiting towers town-wide to “treetop” towers (See definition in bullet 2.3 below) and another situation allowing tall towers in one area and “treetop” towers in remainder, etc..
 - Recommend engaging a consultant specializing in tower signal analysis
- Have public consider 4 options:
 1. Allow tall towers everywhere
 2. Restrict tall or any towers to one or several areas
 3. Allow tall towers in one or some areas and require “treetop” towers (height limited to 10’ above average tree canopy height within 150’ of proposed ground mounted tower, 100’ max.) and/or camouflaged towers elsewhere
 4. Require only “treetop” and/or camouflaged towers community wide.
- Seek public input on what and where towers should be allowed
- Adopt an effective ordinance that incorporates what and where towers are allowed

Some Model Ordinance Highlights

- An overlay zone that allows monopole tall towers (> 100’) in a designated area is an option.
- Towers cannot exceed 100’ height outside an overlay zone (if any) that allows taller towers.
- Utility structure (poles) mounted towers can’t exceed 10’ above existing structure.
- Building mounted towers can’t exceed 10’ above existing structure unless camouflaged.
- Ground mounted towers (“treetop towers”) can’t exceed 10’ above average tree canopy height of trees within 150’ of proposed tower. Tree growth within 150’ from the tower must be dense and screen the facility. In some non-rural areas when there are buildings within 300’ of the ground mount, height shall not exceed 10’ above average building height within 300’ of the mount and tower must be camouflaged. These restrictions would apply to towers outside overlay zone (if any) that allows taller towers.
- Mounts must be mast or monopole type. Structure mounts must be mast type.
- Evidence must be provided by applicant that alternative tower structures cannot accommodate the planned or equivalent equipment if proposed tower doesn’t meet the standards. If applicant determines there are no alternative sites a radio frequency engineer may be hired by the municipality at applicant’s expense to independently assess if there are suitable alternative sites.

For more information about KVCOG’s model personal wireless services facilities ordinance and how to apply it to your community contact Fred Snow, Planner at 453-4258, Ext. 27 or fsnow@kvkog.org