CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: **Development Services/Planning Division**

06 JUL 28 PM 4:36

AGENDA DATE: **Intro. 8-8-06, Public Hearing 8-29-06**

CONTACT PERSON/PHONE: **Kimberly Forsyth, Zoning Administrator - 541-4631**

DISTRICT(S) AFFECTED: City-wide

SUBJECT:

AN ORDINANCE AMENDING TITLE 20 (ZONING) OF THE EL PASO CITY CODE, CHAPTER 20.02 (GENERAL PROVISIONS AND DEFINITIONS) BY ADDING A DEFINED USE AT SECTION 20.02.593 (PERSONAL WIRELESS SERVICE FACILITIES), AND BY AMENDING CHAPTER 20.08 (GENERAL USE AND DESIGN REGULATIONS), IN ORDER TO SET FORTH REGULATIONS REGARDING THE CONSTRUCTION AND REMOVAL OF PWSF, BY ADDING SECTION 20.08.185 (PERSONAL WIRELESS SERVICE FACILITIES) AND BY AMENDING SECTIONS 20.10.020.Q, 20.10.020.R, 20.10.020.S, 20.12.020.M, 20.12.020.N, 20.14.020.N, 20.14.020.O, 20.16.020.D, 20.16.020.E, 20.20.020.P, 20.20.020.Q, 20.22.020.S, 20.22.020.T, 20.24.020.S, 20.24.020.T, 20.26.020.M, 20.26.020.N, 20.28.020.T, 20.28.020.U, 20.30.020.P, 20.30.020.Q, 20.32.020.P, 20.32.020.Q, 20.34.020.M, 20.34.020.N, 20.34.020.O, 20.36.020.40, 20.36.020.43, 20.36.020.44, 20.38.020.50, 20.38.020.53, 20.38.020.54, 20.40.020.56, 20.40.020.58, 20.40.020.59, 20.42.020.79, 20.42.020.80, 20.42.020.81, 20.44.020.43, 20.44.020.44, 20.45.030.J, 20.45.030.K, 20.45.030.L, 20.46.020.16, 20.46.020.18, 20.46.020.19, 20.48.020.N, 20.48.020.R, 20.48.020.S, 20.50.020.N, 20.50.020.R, 20.50.020.S, 20.52.040.P, 20.52.040.Q, 20.54.040.17, 20.54.040.18, 20.56.040.17, 20.56.040.18, 20.58.040.25, 20.58.040.26, 20.58.040.27, 20.60.040.23, 20.60.040.25, 20.60.040.26, 20.61.030.K, 20.61.030.L (PERMITTED USES); AND BY AMENDING SECTIONS 20.12.040.T, 20.14.040.U, 20.16.040.F, 20.18.060.P, 20.20.040.R, 20.22.040.Q, 20.24.040.P, 20.26.040.N, 20.28.040.P, 20.30.040.P, 20.32.040.S, 20.34.040.J, 20.36.040.M, 20.38.040.N, 20.40.040.P, 20.42.040.O, 20.44.040.I, 20.45.041.D, 20.46.040.N, 20.48.040.K, 20.50.040.I, 20.52.060.G, 20.54.060.I, 20.56.060.I, 20.58.050.E, 20.60.050.H, 20.61.060.L (SPECIAL PERMIT USES), IN ORDER TO REPLACE EXISTING LANGUAGE WITH CURRENT TERMINOLOGY. THE PENALTY IS AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO CITY CODE. (ALL DISTRICTS)

BACKGROUND / DISCUSSION:

See attached information.

PRIOR COUNCIL ACTION:

The City Council on July 11, 2006, imposed a moratorium for a period of 60 days on the acceptance of all applications for the construction of new personal wireless service facilities (PWSF). The City was in the process of amending the zoning regulations concerning these facilities and expected to have the amendments adopted within the time period of the proposed moratorium. The ordinance is now ready for public hearing and action.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

The Building and Zoning Advisory Committee (BZAC), in the course of their review and rewrite of Title 20 recommended several changes to the current City zoning regulations applicable to Personal Wireless Service Facilities. These were further revised following input from the wireless industry and direction from City Council. The Development Coordinating Committee and the City Plan Commission have reviewed and recommend approval of the proposed amendments.

********************REQUIRED AUTHORIZATION***********************

LEGAL: (if required) _____

FINANCE: (if required) _____

DEPARTMENT HEAD: Alan Shubert

APPROVED FOR AGENDA:

CITY MANAGER: ___Patricia D. Adauto, Deputy City Manager_____ **DATE:** _____

GENERAL INFORMATION:

SUBJECT: An amendment to Title 20, to provide a definition for and revise the regulations of Personal Wireless Service Facilities. The BZAC worked with staff to develop the proposed revisions to encourage collocation of antennas and to improve the appearance of these facilities to . Several wireless industry representatives met with staff to request further revisions and the City Plan Commission on July 12, 2006, approved the proposed amendment. Major changes to the current regulations will:

- Require a minimum distance of one half-mile between new ground-mounted PWSF
- Decrease the permitted height for ground-mounted PWSF in all zoning districts.
- Increase the setback requirements, especially where the proposed structure is abutting a residential zoning district
- Require that the design of new structures incorporate materials, colors, textures, screening or camouflaging techniques to blend into the natural setting and surrounding structures
- Require camouflage when a ground-mounted PWSF is on or abutting residentially-zoned property
- Provide incentives to utilize roof-mounted and facility-mounted PWSF
- Authorize City Council, through a special permit application, to approve modifications to the regulations when the applicant is collocating additional antennas on an existing structure, or is camouflaging the structure, or can demonstrate the need to locate a PWSF on a specific site to provide adequate service

A related amendment to the Non-Conforming Chapter of Title 20 will provide that modifications to existing nonconforming PWSF are permitted when the applicant is collocating additional antennas and will require that the modified structure be painted to blend with surrounding area, or be camouflaged if the facility is on or abutting residentially zoned property.

ORDINANCE NO._____

AN ORDINANCE AMENDING TITLE 20 (ZONING) OF THE EL PASO CITY CODE, CHAPTER 20.02 (GENERAL PROVISIONS AND DEFINITIONS) BY ADDING A DEFINED USE AT SECTION 20.02.593 (PERSONAL WIRELESS SERVICE FACILITIES), AND BY AMENDING CHAPTER 20.08 (GENERAL USE AND DESIGN REGULATIONS), IN ORDER TO SET FORTH REGULATIONS REGARDING THE CONSTRUCTION AND REMOVAL OF PWSF, BY ADDING SECTION 20.08.185 (PERSONAL WIRELESS SERVICE FACILITIES) AND BY AMENDING SECTIONS 20.10.020.Q, 20.10.020.R, 20.10.020.S, 20.12.020.M, 20.12.020.N, 20.14.020.N, 20.14.020.O, 20.16.020.D, 20.16.020.E, 20.20.020.P, 20.20.020.Q, 20.22.020.S, 20.22.020.T, 20.24.020.S, 20.24.020.T, 20.26.020.M, 20.26.020.N, 20.28.020.T, 20.28.020.U, 20.30.020.P, 20.30.020.Q, 20.32.020.P, 20.32.020.Q, 20.34.020.M, 20.34.020.N, 20.34.020.O, 20.36.020.40, 20.36.020.43, 20.36.020.44, 20.38.020.50, 20.38.020.53, 20.38.020.54, 20.40.020.56, 20.40.020.58, 20.40.020.59, 20.42.020.79, 20.42.020.80, 20.42.020.81, 20.44.020.43, 20.44.020.44, 20.45.030.J, 20.45.030.K, 20.45.030.L, 20.46.020.16, 20.46.020.18, 20.46.020.19, 20.48.020.N, 20.48.020.R, 20.48.020.S, 20.50.020.N, 20.50.020.R, 20.50.020.S, 20.52.040.P, 20.52.040.Q, 20.54.040.17, 20.54.040.18, 20.56.040.17, 20.56.040.18, 20.58.040.25, 20.58.040.26, 20.58.040.27, 20.60.040.23, 20.60.040.25, 20.60.040.26, 20.61.030.K, 20.61.030.L (PERMITTED USES); AND BY AMENDING SECTIONS 20.12.040.T, 20.14.040.U, 20.16.040.F, 20.18.060.P, 20.20.040.R, 20.22.040.Q, 20.24.040.P, 20.26.040.N, 20.28.040.P, 20.30.040.P, 20.32.040.S, 20.34.040.J, 20.36.040.M, 20.38.040.N, 20.40.040.P, 20.42.040.O, 20.44.040.I, 20.45.041.D, 20.46.040.N, 20.48.040.K, 20.50.040.I, 20.52.060.G, 20.54.060.I, 20.56.060.I, 20.58.050.E, 20.60.050.H, 20.61.060.L (SPECIAL PERMIT USES), IN ORDER TO REPLACE EXISTING LANGUAGE WITH CURRENT TERMINOLOGY. THE PENALTY IS AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

WHEREAS, the zoning regulations of the City of El Paso have been established for the purpose of promoting the health, safety, morals and general welfare of its citizens; and

WHEREAS, the zoning regulations have been adopted in conformance with *The Plan for El Paso*, and provides in part for the proposed arrangement of compatible land uses; and

WHEREAS, the City Council of the City of El Paso wishes to establish standards for the siting and design of Personal Wireless Service Facilities (PWSF) to ameliorate any adverse impacts upon residents of the City of El Paso and municipality of expanding needs for telecommunication facilities; to minimize the total number of ground-mounted PWSF throughout the City; to ensure that the height of antenna support structures and antennas in the El Paso area is not higher than reasonably necessary and that they are to the maximum extent possible integrated into the terrain and surrounding area; to encourage the joint use of new and existing PWSF site as a primary option rather than construction of additional single-user towers; to

encourage the location of PWSF in non-residential areas; and to encourage users of PWSF to configure them in such a way that minimizes any adverse visual impact through careful design, siting, screening, and innovative camouflaging techniques, consistent with state and federal regulations; and

WHEREAS, the Building and Zoning Advisory Committee, the Development Coordinating Committee, and the City Plan Commission after public hearing and comment recommend approval of the proposed amendments; and

WHEREAS, the El Paso City Council finds that the proposed amendments as herein enumerated will have a positive impact upon the public health, safety, morals, and general welfare of the City; and that the zoning regulations as amended will carry out the purpose and spirit of the policies expressed in *The Plan for El Paso*,

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That Section 20.02.593 (Personal Wireless Service Facilities) of the El Paso City Code shall be created to read as follows:

Section 20.02.593

"Personal Wireless Service Facilities (PWSF)" is an umbrella term encompassing a broad range of wireless communications technologies that transmit information, primarily cellular telephones (which use analog technology) and the newer personal communication services (PCS, which use digital technology). For both cellular and PCS facilities, there are three types of hardware to be considered: the antennas themselves, the mounting structures upon which the antennas are placed, and the equipment shelters in which the controls for the antennas are located.

A. "Ground-mounted PWSF" means an antenna that is mounted on a free-standing support structure, such as a monopole or tower.

B. "Roof-mounted PWSF" means an antenna that is mounted on a structure that is located on the roof of a building.

C. "Facility-mounted PWSF" means an antenna that is mounted on a functioning light pole or other structure whose primary purpose is and will continue to be a use other than as an antenna support structure.

2. That Section 20.08.185 (Personal Wireless Service Facilities) of the El Paso City Code shall be created to read as follows:

Section 20.08.185

"Personal Wireless Service Facilities"

A. All PWSF permitted in accordance with this chapter, may be constructed within the corporate limits of the City and shall be operable in accordance with industry standards and subject to the restrictions and limitations set forth in this chapter.

B. Certification:

All owners of PWSF currently in existence as of the date of the passage of this ordinance shall certify in writing, no later than thirty days after the passage of this ordinance, to the Building Official that the PWSF in existence are not a safety hazard to the public, and are in operable condition, as well as provide an address of the location of each PWSF and any other pertinent information, excluding proprietary information, required on the form prescribed by the Development Services Department.

Thereafter, for all such PWSF and additionally for all new PWSF installed and constructed after the date of passage by this ordinance and permitted in accordance with this chapter, the owner shall certify in writing, annually no later than January 31, beginning in 2008, to the Building Official that the PWSF in existence are not a safety hazard to the public, and are in operable condition, as well as provide an address of the location of the PWSF, and any other pertinent information, excluding proprietary information, required on the form prescribed by the Development Services Department.

The person who constructed the PWSF, the person who operated the PWSF or the owner of record must notify the Zoning Administrator of any change in the information or status of the PWSF as stated in the certification within thirty days after such change.

C. Removal:

For any PWSF constructed after the date of this ordinance, if the PWSF is not used to transmit, receive or relay voice and data signals to or from wireless communication devices for a period of six months, then the owner of record must notify the Development Services Department and apply for a permit to remove the structure. All PWSF towers and antennas shall be restored to service or removed by the person who constructed the facility, by the person who operated the

facility or by the property owner within eighteen months from the time the PWSF ceased being used to transmit, receive or relay voice and data signals to or from wireless communication devices.

If the use of the PWSF has not been restored within an eighteen month period from the time the PWSF have ceased being used to transmit, receive or relay voice and data signals to or from wireless communication devices, the PWSF must be removed and the PWSF site restored to its original or better condition, at the property owner's expense.

For any PWSF in existence but not listed as operable on the certification form as of the date of the passage of this ordinance, the owner shall have eighteen months from the date of certification in which the PWSF must be made operable. If the PWSF is not operable within eighteen months, then the owner of record must notify the Development Services Department and apply for a permit to remove the structure. All PWSF towers and antennas shall be removed by the person who constructed the facility, by the person who operated the facility or by the property owner within six months after the aforementioned time period expires. The PWSF site must be restored to its original or better condition, at the property owner's expense.

D. PWSF located in Residential and Apartment Districts (including RF, SRR, PR-1, PR-2, & PMD) shall comply with the following:

1. **Ground-mounted** PWSF antenna support structures and appurtenant equipment storage facilities are permitted by **special permit** with the following restrictions:

a. **Setbacks**:

(1) A setback of three feet for each foot of height, measured from the PWSF antenna support structure base to any abutting property line of property in a residential or apartment zoning district, shall be required. In the case where a right-of-way or easement separates the property from a residential or apartment district, the width of such right-of-way or easement shall be included in meeting the setback requirement; provided, however, the setback from any abutting property line of property in a residential or apartment district shall never be less than 1 foot for each foot of height, measured from the PSWF antenna support structure base.

(2) When the property in which the PWSF is located abuts a parcel of land that is not in a residential or apartment zoning district, a setback of one foot for each foot of height, measured from the PWSF antenna support structure base to that property line, shall be required.

b. **Modified Setbacks:** The setback set forth in D.1.a.(1) may be reduced, but not below the following: one foot setback for each foot of height if the structure height is fifty feet or less; and two feet setback for each foot of height if the structure height is greater than fifty feet but no greater than seventy-five feet; if the City Council, based on written evidence provided by the applicant, finds that:

(1) The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(2) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is used by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(3) The applicant cannot use another PWSF antenna support structure that is located such that the applicant is able to reasonable serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas.

c. **Separation between PWSF antenna support structures:** The minimum separation distance between ground-mounted PWSF antenna support structures shall be one-half mile, except as provided in D.1.d. Separation distance shall be measured by drawing or following a straight line between the base of any existing PWSF antenna support structure and the proposed base of a new PWSF antenna support structure.

d. **Modified Separation between PWSF antenna support structures:** The separation distance between ground-mounted PWSF antenna support structures may be reduced below one-half mile by City Council based on findings that:

(1) The applicant is reasonably unable to use property that is more than one-half mile from another PWSF antenna support structure and be able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(2) The property on which the PWSF antenna support structure is to be located is the only reasonably available property for use within one-half mile of another PWSF antenna support structure that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(3) The area designated by the applicant cannot be reasonably served in a manner that is technically feasible and commercially reasonable by locating additional antennas on the applicant's existing PWSF antenna support structures because such existing PWSF antenna support structures cannot safely support additional antennas; and

(4) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(5) The applicant shall submit a list of addresses/locations showing all existing PWSF within a one-half mile radius of the proposed site and a map depicting such locations with the special permit application.

e. **Height Restriction:** PWSF antenna support structures and appurtenant antennas shall not exceed 75 feet in height, except as provided in D.1.f.

f. **Modified Height Restriction:** If the applicant is collocating two or more antennas on a structure, then the maximum height for a PWSF antenna support structure and appurtenant antennas shall not exceed 100 feet.

g. **Camouflage and Screening.**

(1) All ground-mounted PWSF located in residential and apartment zoning districts shall be camouflaged. 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 PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.

(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) Screening of antennas on PWSF antenna support structures may include the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure.

(4) Landscaping shall comply with all code requirements for landscaping.

h. **Other Requirements.** The following must accompany a request for a special permit:

(1) A detailed site development plan showing the PWSF antenna support structure, antennas, and equipment in relation to the existing surroundings including screening, fencing, camouflage, off-street parking, and access from the PWSF antenna support structure to the nearest public street; and

(2) Evidence of satisfactory completion of a certification of compliance for personal wireless service providers issued by the Public Safety Technology office prior to actual use of the proposed facility, such certification to include a verification letter that all required Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) approvals have been requested and that site-specific structural

engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and

(3) The design of related support structures for new PWSF antenna support structures and appurtenant equipment storage facilities shall incorporate materials, colors, textures, screening, or camouflaging techniques that will blend them to the extent reasonably possible into the natural setting, existing and surrounding structures. The applicant will be required to provide photographs of predevelopment views versus post-development illustrations, at ninety-degree (90°) angles for a full three hundred sixty-degree (360°) radius, shown to scale.

i. **Screening Fence:** A six-foot high screening wall or fence of other than chain-link shall be constructed around the base of a PWSF antenna support structure to provide for security. The gate which provides access to the PWSF antenna support structure shall remain locked at all times except when being used for access by maintenance personnel.

j. **Access Driveway:** The access driveway and off-street parking space for use by maintenance vehicles shall be paved as approved by the Building Official.

k. **Increase in Elevation on existing PWSF Antenna Support Structure:** An increase in elevation, not to exceed a maximum height of 100 feet, of an existing permitted PWSF antenna support structure may be permitted only to allow for collocation of additional antennas. A structural recertification report prepared and sealed by a licensed professional engineer shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

2. **Roof-mounted** PWSF antenna support structures with appurtenant antennas and equipment storage facilities are permitted with the following restrictions:

a. **Where permitted:** Roof-mounted PWSF antenna support structures shall only be permitted on those residential structures consisting of five or more units or on nonresidential structures.

b. **Height Restriction:** Roof-mounted PWSF antenna support structures and appurtenant antennas shall not exceed 30 feet in height above the existing roofline; except that when the property on which the PWSF is located abuts a residential zoning district the PWSF shall not exceed 10 feet in height above the existing roofline.

c. **Modified Height Restriction:** The height of a roof-mounted PWSF antenna support structure on property abutting a residential zoning district may be increased by special permit application, but not above 30 feet measured from the existing roofline, if the City Council finds that:

(1) The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant for a PWSF antenna support structure of the height being proposed by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(2) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(3) The applicant cannot use another PWSF antenna support structure that is located such that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas; and

(4) Due to topographical conditions, the proposed height of the PWSF antenna support structure is reasonably necessary to enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable.

d. **Camouflage and Screening.**

(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 PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.

(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) Screening of antennas on roof-mounted PWSF antenna support structures may include the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure. Screening is not required when the height of the roofline exceeds 35 feet. Screening may be waived by the Building Official on buildings where the height of the roofline is 35 feet or less based on evidence provided by the applicant that the roof cannot structurally support the screen.

e. **Other Requirements.** The following must accompany a request for a building permit or special permit:

(1) A detailed site development plan showing the PWSF antenna support structure, antennas, and equipment in relation to the existing surroundings including screening, fencing, camouflage, off-street parking, and access from the PWSF antenna support structure to the nearest public street; and

(2) Evidence of satisfactory completion of a certification of compliance for personal wireless service providers issued by the Public Safety Technology office prior to actual use of the proposed facility, such certification to include a verification letter that all required Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and

(3) Satisfactory completion of a certification of compliance for personal wireless service providers issued by the Public Safety Technology office prior to actual use of the proposed facility, such certification to include a verification letter that all required FAA and FCC approvals have been requested and that site-specific structural and the roof and a nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant.

f. **Increases in elevation on existing PWSF Antenna Support Structure:** Increases in elevation, not to exceed 30 feet measured from the existing roofline, of an existing permitted PWSF antenna support structure shall be permitted only to allow for collocation of additional antennas. A structural recertification report for both the structure and the roof, prepared and sealed by a licensed professional engineer, shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

3. Facility-mounted PWSF antennas and appurtenant equipment storage facilities are permitted subject to the following restrictions:

a. **Where permitted:** Antennas may only be mounted on a functioning facility-structure whose primary purpose is, and will continue to be, a use other than as a PWSF antenna support structure.

b. **Height Restriction:** Facility-mounted PWSF shall not exceed 100 feet in height, which shall include the height of the facility-structure. An existing facility-structure may be replaced for structural purposes, however the use shall not be changed to another use and the new facility-structure shall not exceed the greater of the existing facility-structure's height or 100 feet in height.

c. **Modified Height Restriction:** The height for a facility-mounted PWSF antenna support structure may be increased up to twenty-five additional feet on an existing facility to accommodate collocation of additional antennas, however in no instance shall the height exceed 125 feet, which shall include the height of the facility-structure.

d. Facility-mounted PWSF shall be painted to integrate and blend with the facility-structure. 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.

e. **Other Requirements:** The following must accompany a request for a building permit:

(1) A detailed plan showing the facility structure, antenna structures and equipment in relation to the existing surroundings, including screening, fencing, camouflage, off-street parking and access from the facility structures site to the nearest public street; and

(2) Satisfactory completion of a certification of compliance for personal wireless service providers issued by the Public Safety Technology office prior to actual use of the proposed facility accompanied by a verification letter that all required Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and

(3) The applicant shall provide documentation to the Building Permits and Inspections Division that the applicant has the permission from the structure owner to install the antennas(s) on the structure.

f. **Collocation:** Collocation of additional PWSF antennas on an existing facility structure is permitted. A structural recertification report prepared and sealed by a licensed professional engineer shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

E. C-1, C-2 and P-C Commercial Districts, S-D Special Development

1. **Ground-mounted** PWSF antenna support structures with appurtenant equipment storage facilities are permitted with the following restrictions:

a. **Setbacks**: The PWSF antenna support structure and appurtenant equipment storage facilities shall meet the yard standards of the district; except that a setback of one foot for each foot of height, measured from the PWSF antenna support structure base to any abutting property line of property in a residential or apartment district, shall be required. In the case where a right-of-way or easement separates the property from a residential or apartment district, the width of such right-of-way or easement shall be included in meeting the setback requirement; provided, however, that the setback from a property line in a residential or apartment district shall never be less than that required in the district yard standards.

b. **Separation between PWSF antenna support structures:** The minimum separation distance between ground-mounted PWSF antenna support structures shall be one-half mile, except as provided in E.1.c. Separation distance shall be measured by drawing or following a straight line between the base of any existing PWSF antenna support structure and the proposed base of a new PWSF antenna support structure.

c. **Modified Separation between PWSF antenna support structures:** The minimum separation between ground-mounted PWSF antenna support structures may be reduced below one-half mile by City Council upon approval of a special permit application based on findings that:

(1) The applicant is reasonably unable to use property that is more than one-half mile from another PWSF antenna support structure and be able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(2) The property on which the PWSF antenna support structure is to be located is the only reasonably available property for use within one-half mile of another PWSF antenna support structure that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(3) The area designated by the applicant cannot be reasonably served in a manner that is technically feasible and commercially reasonable by locating additional antennas on the applicant's existing PWSF antenna support structures because such existing PWSF antenna support structures cannot safely support additional antennas; and

(4) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(5) The applicant shall submit a list of addresses/locations showing all existing PWSF within a one-half mile radius of the proposed site and a map depicting such locations with the special permit application.

d. **Height Restriction:** Ground-mounted PWSF antenna support structures shall not exceed 100 feet in height, except as provided in E.1.e.

e. **Modified Height Restriction:** If the applicant is collocating two or more antennas on a structure or if the structure is camouflaged, then the height for a PWSF antenna support structure shall not exceed 125 feet.

f. **Camouflage and Screening.**

(1) Camouflage is required for any ground-mounted PWSF located on property abutting a residential or apartment zoning district. 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 PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.

(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) Screening of antennas on PWSF antenna support structures may include the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure.

(4) Landscaping shall comply with all code requirements for landscaping.

g. **Other Requirements.** The following must accompany a request for a building permit:

(1) A detailed plan showing the PWSF antenna support structure, antennas and equipment in relation to the surroundings including screening, fencing, camouflage, off-street parking, and access from the PWSF antennas support site to the nearest public street; and

(2) A verification letter that all required FAA and FCC approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available upon request; and

(3) Satisfactory completion of a certification of compliance for personal wireless service providers issued by the Public Safety Technology office prior to actual use of the proposed facility accompanied by a verification letter that all required Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and

(4) The design of related support structures for new PWSF antenna support structures shall incorporate materials, colors, textures, screening, or camouflaging techniques that will blend them to the extent reasonably possible into the natural setting, existing and surrounding structures. The applicant will be required to provide photographs of predevelopment views versus post-development illustrations, at ninety-degree (90°) angles for a full three hundred sixty-degree (360°) radius, shown to scale. The Building Official shall review and consider any of the five items above to mitigate negative visual impacts created by the proposed PWSF antenna support structure and may

require reasonable revisions necessary to bring the application into compliance with one or more of the five items above.

h. A six-foot high screening fence or wall of other than chain-link shall be constructed around the base of a PWSF antenna support structure to provide for security. The gate which provides access to the PWSF antenna support structure shall remain locked at all times except when being used for access by maintenance personnel.

i. The access driveway and off-street parking space for use by maintenance vehicles shall be paved as approved by the Building Official.

j. **Increase in elevation on existing PWSF Antenna Support Structure:** Increase in elevation, not to exceed 125 feet, of an existing permitted PWSF antenna support structure shall be permitted only to allow for collocation of additional antennas. A structural recertification report prepared and sealed by a licensed professional engineer shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

2. **Roof-mounted** PWSF antenna support structures with appurtenant equipment storage facilities are permitted with the following restrictions:

a. **Where permitted:** Roof-mounted PWSF antenna support structures shall only be permitted on commercial or mixed use structures or those residential structures consisting of five or more units.

b. **Height Restriction:** The PWSF antenna support structure and appurtenant antennas shall not exceed 30 feet in height above the existing roofline; except that, when abutting a residential zoning district it shall not exceed 10 feet in height above the existing roofline, except as provided in E.2.c.

c. **Modified Height Restriction:** The height for a roof-mounted PWSF antenna support structure may be increased as follows:

(1) Up to 10 additional feet if the building exceeds 45 feet in height or 3 stories, and up to 20 additional feet if the building exceeds 60 feet in height or five stories; or,

(2) Up to a maximum height of 30 feet, measured from the existing roofline, on property abutting a residential zoning district, by approval of a special permit application, if the City Council finds that:

(a) The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant for a PWSF antenna support structure of the height being proposed by the applicant that will enable the applicant to reasonably serve the area

designated in a manner that is technically feasible and commercially reasonable; and

(b) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(c) The applicant cannot use another PWSF antenna support structure that is located such that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas; and

(d) Due to topographical conditions, the proposed height of the PWSF antenna support structure is reasonably necessary to enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable.

d. **Camouflage and Screening.**

(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 PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.

(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) Screening of antennas on roof-mounted PWSF antenna support structures may include the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure. Screening is not required on PWSF where the height of the roofline exceeds 35 feet. Screening may be waived by the Building Official on buildings where the height of the roofline is 35 feet or less based on evidence provided by the applicant that the roof cannot structurally support the screen.

e. **Other Requirements:** The following must accompany a request for a building permit:

(1) A detailed plan showing the PWSF antenna support structure, antennas and appurtenant equipment in relation to the surroundings including fencing, screening and camouflage; and

(2) Satisfactory completion of a certification of compliance for personal wireless service providers issued by the Public Safety Technology office prior to actual use of the proposed facility accompanied by a verification letter that all required Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant.

f. **Collocation:** Collocation or installation of additional antennas on an existing PWSF antenna support structure is permitted. A structural recertification report for both the structure and the roof, prepared and sealed by a licensed professional engineer, shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

3. **Facility-mounted** PWSF antenna and equipment storage facilities are permitted subject to the following restrictions:

a. **Where permitted:** PWSF may only be mounted on functioning facility-structures whose primary purpose is, and will continue to be, a use other than as a PWSF antenna support structure.

b. **Height Restriction:** Facility-mounted PWSF shall not exceed 100 feet in height, which shall include the height of the facility-structure. An existing facility-structure may be replaced for structural purposes, however the use shall not be changed to another use, and the new facility-structure shall not exceed 125 feet in height.

c. **Modified Height Restriction:** The height for a facility-mounted PWSF antenna support structure may be increased up to 25 feet on an existing facility to accommodate collocation of additional antennas, however in no instance shall the height exceed 125 feet, which shall include the height of the facility-structure.

d. Facility-mounted PWSF shall be painted to integrate and blend with the existing facility-structure. 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.

e. **Other Requirements.** The following must accompany a request for a building permit:

(1) A detailed plan showing the facility structure, antenna structures and equipment in relation to the existing surroundings, including fencing, off-street parking and access from the facility structures site to the nearest public street; and

(2) A verification letter that all required FAA and FCC approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and

(3) The applicant shall provide documentation to the Building Permits and Inspections Division that the applicant has the permission from the structure owner to install the antennas(s) on the structure.

f. **Collocation:** Collocation or installation of additional PWSF antennas on an existing facility-structure is permitted. A structural recertification report prepared and sealed by a licensed professional engineer shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

F. C-3, C-4 and C-5 Commercial Districts

1. **Ground-mounted** PWSF antenna support structures with appurtenant equipment storage facilities are permitted with the following restrictions:

a. **Setbacks:** The PWSF antenna support structure shall meet the yard standards of the district, except that a setback of one foot for each foot of height, measured from the PWSF antenna support structure base to any abutting property line of property in a residential or apartment zoning district shall be required. In the case where a right-of-way or easement separates the property from a residential zoning district, the width of such right-of-way or easement shall be included in meeting the setback requirement; provided, however, that the setback from the property line shall never be less than that required in the district yard standards.

b. **Separation between PWSF antenna support structures:** The minimum separation distance between ground-mounted PWSF antenna support structures shall be one-half mile, except as provided in F.1.c. Separation distance shall be measured by drawing or following a straight line between the base of any existing PWSF antenna support structure and the proposed base of a new PWSF antenna support structure.

c. **Modified Separation between PWSF antenna support structures:** The minimum separation between ground-mounted PWSF antenna support structures may be reduced below one-half mile by City Council upon approval of a special permit application if the City Council finds that:

(1) The applicant is reasonably unable to use property that is more than one-half mile from another PWSF antenna support structure and be able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(2) The property on which the PWSF antenna support structure is to be located is the only reasonably available property for use within one-half mile of another PWSF

antenna support structure that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(3) The area designated by the applicant cannot be reasonably served in a manner that is technically feasible and commercially reasonable by locating additional antennas on the applicant's existing PWSF antenna support structures because such existing PWSF antenna support structures cannot safely support additional antennas; and

(4) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(5) The applicant shall submit a list of addresses/locations showing all existing PWSF within a one-half mile radius of the proposed site and a map depicting such locations with the special permit application.

d. **Height Restriction:** The PWSF antenna support structure and appurtenant antennas shall not exceed 125 feet in height, except as provided in F.1.e or F.1.f.

e. **Modified Height Restriction:** If the applicant is collocating two or more antennas on a structure or if the structure is camouflaged, then the height for a PWSF antenna support structure and appurtenant antennas shall not exceed 150 feet.

f. **Special permit for additional height in C-3 and C-4 Commercial Districts only:** The height for a ground-mounted PWSF antenna support structure and appurtenant antennas may be increased by City Council upon approval of a special permit application, if the City Council finds that that:

(1) The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant for a PWSF antenna support structure of the height being proposed by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(2) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(3) The applicant cannot use another PWSF antenna support structure that is located such that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas; and

(4) Due to topographical conditions, the proposed height of the PWSF antenna support structure is reasonably necessary to enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable.

g. **Camouflage and Screening.**

(1) Camouflage is required for any ground-mounted PWSF located on property abutting a residential or apartment zoning district. 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 PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.

(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) Screening of antennas on PWSF antenna support structures may include the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure.

(4) Landscaping shall comply with all code requirements for landscaping.

h. **Other Requirements.** The following must accompany a request for a building permit or special permit:

(1) A detailed plan showing the PWSF antennas support, antennas, and equipment in relation to the existing surroundings including screening, fencing, camouflage, off-street parking, and access from the PWSF antennas support site to the nearest public street; and,

(2) A verification letter that all required FAA and FCC approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and,

(3) Satisfactory completion of a certification of compliance for personal wireless service providers issued by the Public Safety Technology office prior to actual use of the proposed facility accompanied by a verification letter that all required Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and,

(4) The design of related support structures for new PWSF antenna support structures shall incorporate materials, colors, textures, screening, and camouflaging techniques that will blend them to the extent reasonably possible into the natural setting and surrounding structures. The applicant will be required to provide photographs of predevelopment views versus post-development illustrations, at ninety-degree (90°) angles for a full three hundred sixty-degree (360°) radius, shown to scale. The Building Official shall review and consider any of the five items above to mitigate negative visual impacts created by the proposed PWSF antenna support structure and may require reasonable revisions necessary to bring the application into compliance with one or more of the five items above.

i. A six-foot high screening fence or wall of other than chain-link shall be constructed around the base of an antenna support structure to provide for security. The gate which provides access to the antenna support shall remain locked at all times except when being used for access by maintenance personnel. Collocation or installation of additional antennas on an existing antenna support structure shall be permitted after review and approval by the Building Official of a structural recertification report prepared and sealed by a licensed professional engineer.

j. The access driveway and off-street parking spaces for use by maintenance vehicles shall be paved as approved by the Building Official.

k. Collocation or installation of additional antennas on an existing antenna support structure shall be permitted. A structural recertification report prepared and sealed by a licensed professional engineer shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

2. **Roof-mounted** PWSF antenna support structures with appurtenant equipment storage facilities are permitted with the following restrictions:

a. **Where permitted:** Roof-mounted PWSF antenna support structures shall only be permitted on commercial or mixed use structures or those residential structures consisting of five or more units.

b. **Height Restriction:** The PWSF antenna support structure and appurtenant antennas shall not exceed 30 feet in height above the existing roofline; except that when the property abuts a residential zoning district it shall not exceed ten feet in height above the existing roofline, except as provided in F.2.c.

c. **Modified Height Restriction:** The height for a roof-mounted PWSF antenna support structure and appurtenant antennas may be increased as follows:

(1) Up to 10 additional feet if the building exceeds 45 feet in height or three stories, and up to 20 additional feet if the building exceeds 60 feet in height or five stories; or

(2) Up to a maximum height of 30 feet, measured from the existing roofline, on property abutting a residential zoning district, by approval of a special permit application, if the City Council finds that:

(a) The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant for a PWSF antenna support structure of the height being proposed by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and,

(b) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and,

(c) The applicant cannot use another PWSF antenna support structure that is located such that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas; and,

(d) Due to topographical conditions, the proposed height of the PWSF antenna support structure is reasonably necessary to enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable.

d. Camouflage and Screening.

(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 PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.

(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) Screening of antennas on roof-mounted PWSF antenna support structures may include the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure. Screening is not required on PWSF where the height of the roofline exceeds 35 feet. Screening may be waived by the Building Official on buildings where the height of the roofline is 35 feet or less based on evidence provided by the applicant that the roof cannot structurally support the screen.

e. **Other Requirements.** The following must accompany a request for a building permit:

(1) A detailed plan showing the PWSF antenna support structure, antennas and appurtenant equipment in relation to the surroundings including screening, fencing and camouflage; and

(2) A verification letter that all required FAA and FCC approvals have been requested and that site-specific structural engineering report for the support structure and the roof and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant.

f. **Increase in elevation**: Increase in elevation, not to exceed 30 feet, of an existing permitted PWSF antenna support structure shall be permitted only to allow for collocation of additional antennas. A structural recertification report for both the structure and the roof, prepared and sealed by a licensed professional engineer, shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

3. **Facility-mounted** PWSF antennas and equipment storage facilities are permitted subject to the following restrictions:

a. **Where permitted:** Antennas may only be mounted on functioning facility-structures whose primary purpose is, and will continue to be, a use other than as an PWSF antenna support structure.

b. **Height Restriction:** New facility-mounted PWSF shall not exceed 125 feet in height. An existing facility-structure may be replaced for structural purposes, however the use shall not be changed to another use, and the new facility-structure shall not exceed 125 feet in height.

c. **Modified Height Restriction:** The height for a facility-mounted PWSF antenna support structure may be increased up to 25 feet on an existing facility to accommodate collocation of additional antennas, however in no instance shall the height exceed 125 feet, which shall include the height of the facility-structure.

d. Facility-mounted PWSF shall be painted to integrate and blend with the facility-structure. 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.

e. **Other Requirements.** The following must accompany a request for a building permit:

(1) A detailed plan showing the facility structure, antenna structures and equipment in relation to the existing surroundings, including screening, fencing, off-street parking and access from the facility structures site to the nearest public street; and

(2) A verification letter that all required FAA and FCC approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and

(3) The applicant shall provide documentation to the Building Permits and Inspections Division that the applicant has the permission from the structure owner to install the antennas(s) on the structure.

f. **Collocation:** Collocation or installation of additional antennas on an existing facility structure shall be permitted. A structural recertification report, prepared and sealed by a licensed professional engineer, shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

G. M-1, M-2, M-3, P-I, & Q (Manufacturing, Industrial & Quarry Districts)

1. **Ground-mounted** PWSF antenna support structures with appurtenant equipment storage facilities with the following restrictions:

a. **Setbacks:** The PWSF antenna support structure shall meet the yard standards of the district; except that a setback of one foot for each foot of height, measured from the PWSF antenna support structure base to any property line of property in a residential or apartment zoning district shall be required. In the case where a right-of-way or easement separates the property from a residential zoning district, the width of such right-of-way or easement shall be included in meeting the setback requirement; provided, however, that the setback from the property line shall never be less than that required in the district yard standards.

b. **Separation between PWSF antenna support structures:** The minimum separation distance between ground-mounted PWSF antenna support structures shall be one-half mile, except as provided in G.1.c. Separation distance shall be measured by drawing or following a straight line between the base of any existing PWSF antenna support structure and the proposed base of a new PWSF antenna support structure.

c. **Modified Separation between PWSF antenna support structures:** The minimum separation between ground-mounted PWSF antenna support structures may be reduced

below one-half mile by City Council upon approval of a special permit application if the City Council finds that:

(1) The applicant is reasonably unable to use property that is more than one-half mile from another PWSF antenna support structure and be able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(2) The property on which the PWSF antenna support structure is to be located is the only reasonably available property for use within one-half mile of another PWSF antenna support structure that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(3) The area designated by the applicant cannot be reasonably served in a manner that is technically feasible and commercially reasonable by locating additional antennas on the applicant's existing PWSF antenna support structures because such existing PWSF antenna support structures cannot safely support additional antennas; and

(4) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(5) The applicant shall submit a list of addresses/locations showing all existing PWSF within a one-half mile radius of the proposed site and a map depicting such locations with the special permit application.

d. **Height Restriction.** The PWSF antenna support structure and appurtenant antennas shall not exceed 150 feet in height, except as provided in G.1.e. or G.1.f.

e. **Modified Height Restriction:** If the applicant is collocating two or more antennas on a structure or if the structure is camouflaged, then the height for a PWSF antenna support structure and appurtenant antennas shall not exceed 175 feet.

f. **Special permit for additional height:** The height for a ground-mounted PWSF antenna support structure and appurtenant antennas may be increased by City Council upon approval of a special permit application, if the City Council finds that that:

(1) The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant for a PWSF antenna support structure of the height being proposed by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(2) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such

that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(3) The applicant cannot use another PWSF antenna support structure that is located such that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas; and

(4) Due to topographical conditions, the proposed height of the PWSF antenna support structure is reasonably necessary to enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable.

g. Camouflage and Screening.

(1) Camouflage is required for any ground-mounted PWSF located on property abutting a residential or apartment zoning district. 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 PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.

(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) Screening of antennas on PWSF antenna support structures may include the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure.

h. **Other Requirements.** The following must accompany a request for a building permit or special permit:

(1) A detailed site development plan showing the PWSF antennas support, antennas and equipment in relation to the existing surroundings including screening, fencing, camouflage, off-street parking and access from the PWSF antenna support structure to the nearest public street, and

(2) A verification letter that all required FAA and FCC approvals have been requested and that site-specific structural engineering reports for the support structure and the roof and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant.

i. The design of related support structures for new PWSF antenna support structures shall incorporate materials, colors, textures, screening, and camouflaging techniques that will blend them to the extent reasonably possible into the natural setting and surrounding structures. The applicant will be required to provide photographs of predevelopment views versus post-development illustrations, at ninety-degree (90°) angles for a full three hundred sixty-degree (360°) radius, shown to scale. The Building Official and/or City Council shall review and consider any of the five items above to mitigate negative visual impacts created by the proposed PWSF antenna support structure and may require reasonable revisions necessary to bring the application into compliance with one or more of the five items above.

j. A six-foot high screening fence or wall of other than chain-link shall be constructed around the base of an antenna support to provide for security. The gate which provides access to the antenna support shall remain locked at all times except when being used for access by maintenance personnel.

k. The access driveway and off-street parking spaces for use by maintenance vehicles shall be paved as approved by the Building Official.

l. Collocation or installation of additional antennas on an existing antenna support structure shall be permitted. A structural recertification report, prepared and sealed by a licensed professional engineer, shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

2. **Roof-mounted** PWSF antenna support structures with appurtenant equipment storage facilities with the following restrictions:

a. **Where permitted:** Roof-mounted PWSF antenna support structures shall only be permitted on commercial or mixed use structures, or those residential structures consisting of five or more units

b. **Height Restriction:** The PWSF antenna support structure and appurtenant antennas shall not exceed thirty feet in height above the existing roofline; except that when abutting a residential zoning district it shall not exceed ten feet in height above the existing roofline.

c. **Modified Height Restriction:** The height for a roof-mounted PWSF antenna support structure may be increased as follows:

(1) Up to 10 additional feet if the building exceeds 45 feet in height or three stories, and up to 20 additional feet if the building exceeds 60 feet in height or five stories; or

(2) Up to a maximum height of 30 feet, measured from the existing roofline, on property abutting a residential zoning district, by approval of a special permit application, if the City Council finds that:

(a) The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant for a PWSF antenna support structure of the height being proposed by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(b) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(c) The applicant cannot use another PWSF antenna support structure that is located such that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas; and

(d) Due to topographical conditions, the proposed height of the PWSF antenna support structure is reasonably necessary to enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable.

d. **Other Requirements.** The following must accompany a request for a building permit:

(1) A detailed plan showing the PWSF antenna support structure, antennas and appurtenant equipment in relation to the surroundings including fencing, screening and camouflage; and

(2) A verification letter that all required FAA and FCC approvals have been requested and that site-specific structural engineering report for the support structure and the roof and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant.

e. **Increases in elevation on existing PWSF Antenna Support Structure:** Increases in elevation, not to exceed 30 feet, of an existing permitted PWSF antenna support structure shall be permitted only to allow for collocation of additional antennas. A structural recertification report for both the structure and the roof, prepared and sealed by a licensed professional engineer, shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

3. **Facility-mounted** PWSF antennas and equipment storage facilities subject to the following restrictions:

a. **Where permitted:** PWSF may only be mounted on functioning facility-structures whose primary purpose is, and will continue to be, a use other than as an PWSF antenna support structure.

b. **Height Restriction:** Facility-mounted PWSF shall not exceed 150 feet in height. An existing facility-structure may be replaced for structural purposes, however the use shall not be changed to another use, and the new facility-structure shall not exceed 150 feet in height.

c.**Modified Height Restriction:** The height for a facility-mounted PWSF antenna support structure may be increased up to 25 feet on an existing facility to accommodate collocation of additional antennas, however in no instance shall the height exceed 175 feet, which shall include the height of the facility-structure.

d. **Other Requirements.** The following must accompany a request for a building permit:

(1) A detailed plan showing the facility structure, antenna structures and equipment in relation to the existing surroundings, including screening, fencing, off-street parking and access from the facility structures site to the nearest public street; and

(2) A verification letter that all required FAA and FCC approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and

(3) The applicant shall provide documentation to the Building Permits and Inspections Division that the applicant has the permission from the structure owner to install the antennas(s) on the structure.

e. **Collocation:** Collocation or installation of additional PWSF antennas on an existing facility structure shall be permitted. A structural recertification report, prepared and sealed by a licensed professional engineer, shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

3. That Chapter 20.10 (R-F Ranch and Farm District), Section 20.10.020.Q of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

4. That Chapter 20.10 (R-F Ranch and Farm District), Section 20.10.020.R of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

5. That Chapter 20.10 (R-F Ranch and Farm District), Section 20.10.020.S of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

6. That Chapter 20.12 (R-1, R-2, R-2A, R-3 and R-3A Residential Districts), Section 20.12.020.M of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

7. That Chapter 20.12 (R-1, R-2, R-2A, R-3 and R-3A Residential Districts), Section 20.12.020.N of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

8. That Chapter 20.14 (R-4 and R-5 Residential Districts), Section 20.14.020.N of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

9. That Chapter 20.14 (R-4 and R-5 Residential Districts), Section 20.14.020.O of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

10. That Chapter 20.16 (RMH Residential Mobile Home District), Section 20.16.020.D of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

11. That Chapter 20.16 (RMH Residential Mobile Home District), Section 20.16.020.E of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

12. That Chapter 20.20 (A-1 Apartment District), Section 20.20.020.P of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

13. That Chapter 20.20 (A-1 Apartment District), Section 20.20.020.Q of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

14. That Chapter 20.22 (A-2 Apartment District), Section 20.22.020.S of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

13. That Chapter 20.22 (A-2 Apartment District), Section 20.22.020.T of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

14. That Chapter 20.24 (A-3 Apartment District), Section 20.24.020.S of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

15. That Chapter 20.24 (A-3 Apartment District), Section 20.24.020.T of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

16. That Chapter 20.26 (A-4 Apartment District), Section 20.26.020.M of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

17. That Chapter 20.26 (A-4 Apartment District), Section 20.26.020.N of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

18. That Chapter 20.28 (A-O Apartment-Office District), Section 20.28.020.T of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

19. That Chapter 20.28 (A-O Apartment-Office District), Section 20.28.020.U of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

20. That Chapter 20.30 (A-3/O Apartment-Office District), Section 20.30.020.P of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

21. That Chapter 20.30 (A-3/O Apartment-Office District), Section 20.30.020.Q of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

22. That Chapter 20.32 (A-M Apartment and Mobile Home Park District), Section 20.32.020.P of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

23. That Chapter 20.32 (A-M Apartment and Mobile Home Park District), Section 20.32.020.Q of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

24. That Chapter 20.34 (COP Commercial Office Park District), Section 20.34.020.M of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

25. That Chapter 20.34 (COP Commercial Office Park District), Section 20.34.020.N of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

26. That Chapter 20.34 (COP Commercial Office Park District), Section 20.34.020.O of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

27. That Chapter 20.36 (C-1 Commercial District), Section 20.36.020.40 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

28. That Chapter 20.36 (C-1 Commercial District), Section 20.36.020.43 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

29. That Chapter 20.36 (C-1 Commercial District), Section 20.36.020.44 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

30. That Chapter 20.38 (C-2 Commercial District), Section 20.38.020.50 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

31. That Chapter 20.38 (C-2 Commercial District), Section 20.38.020.53 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

32. That Chapter 20.38 (C-2 Commercial District), Section 20.38.020.54 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

33. That Chapter 20.40 (C-3 Commercial District), Section 20.40.020.56 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

34. That Chapter 20.40 (C-3 Commercial District), Section 20.40.020.58 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

35. That Chapter 20.40 (C-3 Commercial District), Section 20.40.020.59 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

36. That Chapter 20.42 (C-4 Commercial District), Section 20.42.020.79 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

37. That Chapter 20.42 (C-4 Commercial District), Section 20.42.020.80 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

38. That Chapter 20.42 (C-4 Commercial District), Section 20.42.020.81 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

39. That Chapter 20.44 (C-5 Central Business District), Section 20.44.020.43 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

40. That Chapter 20.44 (C-5 Central Business District), Section 20.44.020.44 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

41. That Chapter 20.45 (Q Quarry District), Section 20.45.030.J of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

42. That Chapter 20.45 (Q Quarry District), Section 20.45.030.K of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

43. That Chapter 20.45 (Q Quarry District), Section 20.45.030.L of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

44. That Chapter 20.46 (M-1 Manufacturing District), Section 20.46.020.16 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

45. That Chapter 20.46 (M-1 Manufacturing District), Section 20.46.020.18 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

46. That Chapter 20.46 (M-1 Manufacturing District), Section 20.46.020.19 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

47. That Chapter 20.48 (M-2 Manufacturing District), Section 20.48.020.N of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

48. That Chapter 20.48 (M-2 Manufacturing District), Section 20.48.020.R of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

49. That Chapter 20.48 (M-2 Manufacturing District), Section 20.48.020.S of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

50. That Chapter 20.50 (M-3 Manufacturing District), Section 20.50.020.N of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

51. That Chapter 20.50 (M-3 Manufacturing District), Section 20.50.020.R of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

52. That Chapter 20.50 (M-3 Manufacturing District), Section 20.50.020.S of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

53. That Chapter 20.52 (S-D Special Development District), Section 20.52.040.P of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

54. That Chapter 20.52 (S-D Special Development District), Section 20.52.040.Q of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

55. That Chapter 20.54 (PR-I Planned Residential District I), Section 20.54.040.17 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

56. That Chapter 20.54 (PR-I Planned Residential District I), Section 20.54.040.18 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

57. That Chapter 20.56 (PR-II Planned Residential District II), Section 20.56.040.17 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

58. That Chapter 20.56 (PR-II Planned Residential District II), Section 20.56.040.18 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

59. That Chapter 20.58 (P-C Planned Commercial District), Section 20.58.040.25 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

60. That Chapter 20.58 (P-C Planned Commercial District), Section 20.58.040.26 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

61. That Chapter 20.58 (P-C Planned Commercial District), Section 20.58.040.27 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

62. That Chapter 20.60 (P-I Planned Industrial District), Section 20.60.040.23 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

63. That Chapter 20.60 (P-I Planned Industrial District), Section 20.60.040.25 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

64. That Chapter 20.60 (P-I Planned Industrial District), Section 20.60.040.26 of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

65. That Chapter 20.61 (SRR Special Residential Revitalization District), Section 20.61.030.K of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (roof-mounted) in accordance with provisions of Section 20.08.185 of this Title."

66. That Chapter 20.61 (SRR Special Residential Revitalization District), Section 20.61.030.L of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (facility-mounted) in accordance with provisions of Section 20.08.185 of this Title."

67. That Chapter 20.12 (R-1, R-2, R-2A, R-3 and R-3A Residential Districts), Section 20.12.040.T of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

68. That Chapter 20.14 (R-4 and R-5 Residential Districts), Section 20.14.040.U of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

69. That Chapter 20.16 (Residential Mobile Home District), Section 20.14.040.U of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

70. That Chapter 20.18 (Planned Mountain Development District), Section 20.18.060.P of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

71. That Chapter 20.20 (A-1 Apartment District), Section 20.20.040.R of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

72. That Chapter 20.22 (A-2 Apartment District), Section 20.22.040.Q of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

73. That Chapter 20.24 (A-3 Apartment District), Section 20.24.040.P of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

74. That Chapter 20.26 (A-4 Apartment District), Section 20.26.040.N of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

75. That Chapter 20.28 (A-O Apartment-Office District), Section 20.28.040.P of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

76. That Chapter 20.30 (A-3/O Apartment-Office District), Section 20.30.040.P of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

77. That Chapter 20.32 (Apartment-Mobile Home Park District), Section 20.32.040.S of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

78. That Chapter 20.34 (Commercial Office Park District), Section 20.34.040.J of the El Paso City Code shall be deleted in its entirety:

79. That Chapter 20.36 (C-1 Commercial District), Section 20.36.040.M of the El Paso City Code shall be deleted in its entirety:

80. That Chapter 20.38 (C-2 Commercial District), Section 20.36.040.N of the El Paso City Code shall be deleted in its entirety:

81. That Chapter 20.40 (C-3 Commercial District), Section 20.40.040.P of the El Paso City Code shall be deleted in its entirety:

82. That Chapter 20.42 (C-4 Commercial District), Section 20.42.040.Q of the El Paso City Code shall be deleted in its entirety:

83. That Chapter 20.44 (C-5 Commercial District), Section 20.44.040.I of the El Paso City Code shall be deleted in its entirety:

84. That Chapter 20.45 (Quarry District), Section 20.45.041.D of the El Paso City Code shall be deleted in its entirety:

85. That Chapter 20.46 (M-1 Manufacturing District), Section 20.46.040.N of the El Paso City Code shall be deleted in its entirety:

86. That Chapter 20.48 (M-2 Manufacturing District), Section 20.48.040.K of the El Paso City Code shall be deleted in its entirety:

87. That Chapter 20.50 (M-3 Manufacturing District), Section 20.50.040.J of the El Paso City Code shall be deleted in its entirety:

88. That Chapter 20.52 (Special Development District), Section 20.52.060.G of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

89. That Chapter 20.54 (Planned Residential I District), Section 20.54.060.I of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

90. That Chapter 20.56 (Planned Residential II District), Section 20.56.060.I of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

91. That Chapter 20.58 (Planned Commercial District), Section 20.58.050.E of the El Paso City Code shall be deleted in its entirety:

92. That Chapter 20.60 (Planned Industrial District), Section 20.60.050.H of the El Paso City Code shall be deleted in its entirety:

93. That Chapter 20.61 (Special Residential Revitalization District), Section 20.61.060.L of the El Paso City Code shall be deleted in its entirety and replaced as follows:

"Personal wireless service facilities (ground-mounted) in accordance with provisions of Section 20.08.185 of this Title."

94. Except has herein amended, Title 20 (Zoning) shall remain in full force and effect.

APPROVED this _____ day of _____, 2006.

THE CITY OF EL PASO, TEXAS

_____
John Cook
Mayor

ATTEST:

_____
Richarda Duffy Momsen,
Municipal Clerk

APPROVED AS TO FORM:

Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:

Kimberly Forsyth
Zoning Administrator

ORDINANCE NO._____