

ZONING INTERPRETATION RECORD

Subject of Interpretation:

Alternative Concealment WCF that exceed the height requirements of the underlying zoning district.

Zoning Ordinance Section Number:

Section 7.200.H.8.D.1.A.7.

Title of Section:

Alternative concealment WCF (Type 4)

Cause for Interpretation:

Clarify height restrictions for Alternative concealment WCF (such as faux cactus, faux palm tree/monopalm)

Interpretation:

Pursuant to Section 7.200.H.8.C.2.H.1., Alternative Concealment WCF, when processed as a Type 3 WCF, shall comply with the height requirements of the underlying zoning district. However, if the Alternative Concealment WCF exceeds the height limit of the zoning district, the WCF shall be processed as a Type 4. Pursuant to Section 7.200.H.8.D.1.A.7., Alternative Concealment WCF, when processed as a Type 4 WCF, have no specific height restrictions. However, pursuant to Section 7.200.H.8.D., Type 4 Wireless Communications Facilities (WCF) require a Conditional Use Permit (CUP) and are subject to the CUP criteria outlined in Article I (Section 1.400) of the Zoning Ordinance. These criteria include consideration that the WCF blends with the setting, and the WCF is not being intrusive in its setting or obtrusive to views. Therefore, heights of Alternative Concealment WCF are determined by City Council through the findings that all Conditional Use Permit Criteria outlined in Article 1 (Section 1.400) have been met.

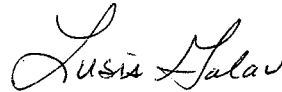


Interpretation By

Tim Curtis, AICP
Principal Planner

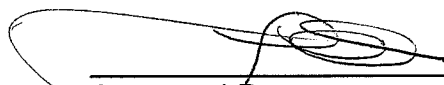
2/2/2006
Date

2/2/2006



Approved By

Lusia Galav, AICP
Planning Director



Approved By

Frank Gray, Zoning
Administrator

ZONING INTERPRETATION RECORD

Subject of Interpretation:

Wireless Communication Facilities (WCF) that exceed the height development standards of an underlying zoning district or overlay zoning district.

Zoning Ordinance Section Number:

Article VII; General Provisions; Section 7.200.H.8.D.1.A.

Title of Section:


Type 4 WCF

Cause for Interpretation:

Clarify height restrictions for proposed Alternative Concealment WCF (faux cacti, faux trees, steeples, bell towers, etc.)

Interpretation:


Pursuant to Section 7.200.H.8.C.2.H.1, Alternative Concealment WCF, when processed as a Type 3 WCF, shall comply with the height requirements of the underlying zoning district. However, when an Alternative Concealment WCF exceeds the height limit of the underlying zoning districts and overlay zoning districts, then the WCF shall be processed as a Type 4 WCF pursuant to Section 7.200.H.8.D.1.A. Alternative Concealment WCF, when processed as a Type 4 WCF, have no specific height restrictions. However, pursuant to Section 7.200.H.8.D., Type 4 WCF require the approval of a Conditional Use Permit (CUP) and are subject to the CUP criteria outlines in Article I (Section 1.400) of the Zoning Ordinance. These criteria include consideration that the WCF blend with the setting, and the WCF is not intrusive in its setting or obtrusive to views. Therefore, the height of Alternative Concealment WCF are determined by the City Council applying the Conditional Use Permit Criteria outlined in Section 1.400. This interpretation amends and supersedes previous Zoning Interpretation issued February 2, 2006 (attached).


Interpretation By

Keith Niederer
Telecom Policy Coord.

01/03/2023
Date

January 3,
2023


Approved By

Erin Perreault AICP
Zoning Administrator