

Wireless Communication Facility Requirements

Summary of Requirements per UDO - Section 3.2.72.

(Full Ordinance found at www.columbusga.org/Planning/Development-Services/UDO/)

Table 3.2.10
Required Development Review for Towers

Zoning District	Facility Type			
	Attached Wireless Array	Concealed Support Structure	New Tower	Collocation on Existing Tower
RE	AR	SE	SE	BP
Residential Zoning Districts (All)	AR	SE	X ₁	BP
HIST	AR/BHAR	AR/BHAR	X	BP
RO	AR	AR	SE	BP
UPT	AR	BP	SE	BP
NC and CRD	AR	AR	SE	BP
GC and SAC	AR	BP	SE	BP
LMI, HMI and TECH	BP	BP	SE	BP
Notes and Additional Standards. AR = Administrative Review SE = Special Exception Use BP = Building Permit X = Prohibited X ₁ = Prohibited (see Section 3.2.72.E. Prohibited Locations for clarification) BHAR = Board of Historic and Architectural Review				

Table 3.2.11
Maximum Tower Height

Zoning District or Zoning District Category	Maximum Tower Height (Feet)		
	Concealed Support Structure	Tower Structure	Antenna Array
Residential I Estate	200	200 ¹	Not more than (NMT) 30 feet added to existing building or structure ²
Residential Zoning Districts (All)	60	N/A ³	NMT 30 feet added to existing building or structure ²
HIST	60	N/A	NMT 30 feet added to existing building or structure ²
RO and SAC	150	150 ¹	NMT 30 feet added to existing building or structure ²
Commercial Zoning Districts (All)	150	150 ¹	NMT 30 feet added to existing building or structure ²
LMI and HMI	200	200 ¹	NMT 30 feet added to existing building or structure ²

Notes and Additional Standards.

¹Collocation of additional users required.

²Antenna arrays are prohibited on single-family dwellings.

³N/A= Not Applicable.

Design Criteria.

1. Setbacks.

- (A) A tower structure shall not be placed within 300 feet of a residential structure.
- (B) All towers shall be located at least one-third of its height from any public right-of-way.
- (C) Setbacks shall be based on the entire lot on which the tower is located and shall not be applied to any lease area within the host parcel.
- (D) Towers, and accessory structures or anchors in conjunction with a tower shall comply with the minimum yard requirements of the zoning district in which they are located.

2. Landscaping and Screening. Standards for landscaping and screening towers are listed below.

- (A) Towers and related equipment shall be surrounded by a minimum 10 foot wide area meeting buffer standards that is consistent with the requirements of Article 5 of Chapter 4 of this UDO.
- (B) Landscaping and buffer areas must be under the ownership or long-term lease of the tower owner.
- (C) The required buffer area may be reduced or waived by the City Council if, in the opinion of the City Arborist, existing natural vegetation provides sufficient screening from adjacent properties and public rights-of-way.

3. Concealed Support Structures. Concealed support structures shall have all related equipment screened from view by one of the methods listed below.

- (A) Existing Buildings. Locating all equipment in an existing building.
- (B) Underground Vaults. Locating all equipment in an underground vault.
- (C) New Structures. Locating all equipment in a new building that is of an architectural style similar to existing buildings or compatible with the specific environment.

4. Lighting.

- (A) Security lighting is allowed to the extent that the light source is shielded from adjacent properties.
- (B) Towers shall not be lighted beyond the standards required by the FAA. If lighting is required on a tower located within 1 mile of a residential use, the owner shall request FAA approval of a dual-lighting system.

5. Security.

- (A) All towers and related equipment shall be enclosed by decay-resistant security fencing not less than six feet in height.
- (B) All towers shall be equipped with other anti-climbing devices as appropriate to prevent unauthorized access.

Special Exception Use Requirements

In addition to other application requirements of this Code, all applicants for special exception use approval shall submit the information listed below.

- (A) **Commitment.** A written statement of commitment to use the proposed site from at least one federally licensed wireless service provider.
- (B) **Materials.** Narrative and graphic materials, such as signal propagation plots, prepared by a radio frequency engineer clearly explaining and illustrating the proposed service provider's need for the new antenna installation. In documenting need, the applicant will address the following:
 - (1) The proposed site's relationship to the existing antenna network, existing towers and tall structures located within 3,000 feet of the proposed location;
 - (2) The required antenna height; and
 - (3) Alternate locations as may be appropriate.
- (C) **Structural Renderings.** Architectural renderings or simulated photographs of all proposed structures in their physical environment with particular attention to views from public streets or residential uses.
- (D) **Engineering Statement.** For towers or concealed support structures, a report from a qualified independent engineer licensed in the State of Georgia documenting the following information.
 - (1) The location of the facility by longitude and latitude and Georgia Plan Coordinate System, ground elevation and total height in English and metric measurements.
 - (2) Total anticipated capacity of the tower or concealed support structure, including assumptions as to number and type of antennae supported.
 - (3) Evidence of the structural integrity of the structure with respect to wind and ice loadings.
 - (4) Design characteristics that indicate the limits of falling debris in the event of catastrophic structural failure.
 - (5) A scale drawing of the site and area that indicates distances to the nearest residential uses.
- (E) **Map.** A map that illustrates the proposed tower location with respect to the nearest airport.
- (F) **FAA Determination.** A determination by the FAA regarding hazards to air navigation.
- (G) **Contact or Agent.** Identity and current contact information of the person authorized by the applicant to answer questions from the local government or community regarding construction and operation of the facility. Include name, mailing address, telephone number, facsimile number and electronic mail address, if applicable.

Special Exception for Wireless Telecommunication Facilities Checklist	
Commitment Statement	
Materials	
Structural Renderings	
Engineering Statement	
Map	
FAA Determination	
Contact or Agent	
<i>Detailed information could be found in Section 3.2.72.H.2. of the UDO</i>	

Definitions

Chapter 13 of UDO

Attached Wireless Communication Facility is an antenna **array** that is attached to an existing building or structure and associated connection cables, and an equipment facility which may be located either inside or outside of the building or structure.

Concealed support structure means any freestanding structure constructed for the primary purpose of supporting one or more antennae but designed to resemble an architectural or natural feature of the specific environment, concealing or camouflaging the presence of the antennae. The term includes but is not limited to clock towers, campaniles, water towers, silos, light poles, flagpoles, and artificial trees.

Temporary wireless communication facility means portable equipment without permanent foundation that is used for a limited period while a permanent facility is under construction, under repair or during a special public event or emergency. Also called a Cell on Wheels (COW).

Tower means any structure designed and constructed primarily for the support of one or more antennae and including guyed, self-support (lattice) and monopole types, excluding concealed support structures.

Wireless Communications. Wireless communications shall mean any personal wireless services as defined in the Telecommunications Act of 1996, which includes FCC licensed commercial wireless telecommunications services including cellular, personal communication services (PCS), specialized mobile radio (ESMR), private mobile radio (PRMR), paging, and similar services that currently exist or that may in the future be developed.

Wireless Communication Facility (WCF). A WCF is any unstaffed facility for the transmission and/or reception of wireless telecommunications services, usually consisting of an antenna array, connection cables, and equipment facility, and a tower structure or other structure used to achieve the necessary elevation.

Wireless Communication Facility Concealed Support Structure. The use of design techniques used to blend buildings or structures into the existing surroundings to camouflage or disguise the appearance of the WCF. Concealed support structures on unimproved property must be designed to resemble natural vegetation such as a monopine or man-made structure such as a streetlight.