

**TITLE 43. WIRELESS TELECOMMUNICATIONS FACILITIES**

**43.01. INTENT.**

**THE FEDERAL TELECOMMUNICATIONS ACT OF 1996, PUBLIC LAW 104-104, AFFIRMED THE CITY OF ATHENS' AUTHORITY CONCERNING THE PLACEMENT, CONSTRUCTION, AND MODIFICATION OF WIRELESS TELECOMMUNICATIONS FACILITIES. THE CITY OF ATHENS FINDS THAT WIRELESS COMMUNICATIONS FACILITIES MAY POSE SIGNIFICANT CONCERNS TO THE HEALTH, SAFETY, PUBLIC WELFARE, CHARACTER, AND ENVIRONMENT OF THE CITY AND ITS INHABITANTS. THE CITY ALSO RECOGNIZES THAT FACILITATING THE DEVELOPMENT OF WIRELESS SERVICE TECHNOLOGY CAN BE AN ECONOMIC DEVELOPMENT ASSET TO THE CITY AND OF SIGNIFICANT BENEFIT TO THE CITY AND ITS RESIDENTS. IN ORDER TO INSURE THAT THE PLACEMENT, CONSTRUCTION, OR MODIFICATION OF WIRELESS TELECOMMUNICATIONS FACILITIES IS CONSISTENT WITH THE CITY'S LAND USE POLICIES, THE CITY IS ADOPTING A SINGLE, COMPREHENSIVE WIRELESS TELECOMMUNICATIONS FACILITIES APPLICATION AND PERMIT PROCESS. THE PURPOSE OF THESE REGULATIONS IS TO BALANCE THE COMPETING INTERESTS CREATED BY THE TELECOMMUNICATIONS ACT OF 1996 AND THE INTERESTS OF THE CITY IN REGULATING WIRELESS TELECOMMUNICATION FACILITIES. SPECIFICALLY, THESE REGULATIONS ARE INTENDED TO ACHIEVE THE FOLLOWING PURPOSES:**

- (a) TO PROTECT PROPERTY VALUES;**
- (b) TO REGULATE COMMERCIAL USE SO AS TO PROVIDE FOR ORDERLY AND SAFE DEVELOPMENT WITHIN THE CITY;**
- (c) TO PROVIDE FOR AND PROTECT THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE RESIDENTS OF ATHENS;**
- (d) TO MINIMIZE ANY ADVERSE EFFECTS ON RESIDENTIAL PROPERTIES, PARKS, OPEN SPACES, AND NON-INTENSIVE COMMERCIAL ZONING DISTRICTS;**
- (e) TO PROMOTE THE CO-LOCATION OF WIRELESS TELECOMMUNICATIONS FACILITIES IN ORDER TO DECREASE THE NUMBER OF TOWERS IN THE CITY;**
- (f) TO MAINTAIN THE AESTHETIC APPEARANCE OF THE CITY; AND,**
- (g) TO MAINTAIN, WHERE POSSIBLE, THE INTEGRITY OF THE ATHENS CITY ZONING CODE**

**43.02. SEVERABILITY.**

- A. IF ANY WORD, PHRASE, SENTENCE, SUBSECTION, OR OTHER PORTION OF THIS TITLE OR ANY APPLICATION THEREOF TO ANY PERSON OR CIRCUMSTANCE IS DECLARED VOID, UNCONSTITUTIONAL, OR INVALID FOR ANY REASON, THEN SUCH A WORD, PHRASE, SENTENCE, PART, SECTION, SUBSECTION, OR OTHER PORTION, OR THE PROSCRIBED**

**APPLICATION THEREOF, SHALL BE SEVERABLE, AND THE REMAINING PROVISIONS OF THIS TITLE AND ALL APPLICATIONS THEREOF, NOT HAVING BEEN DECLARED VOID, UNCONSTITUTIONAL, OR INVALID, SHALL REMAIN IN FULL FORCE AND EFFECT.**

- B. ANY SPECIAL USE PERMIT ISSUED UNDER THIS TITLE SHALL BE COMPREHENSIVE AND NOT SEVERABLE. IF PART OF A PERMIT IS DEEMED OR RULED INVALID OR UNENFORCEABLE IN ANY MATERIAL RESPECT, BY A COMPETENT AUTHORITY, OR IS OVERTURNED BY A COMPETENT AUTHORITY, THE PERMIT SHALL BE VOID IN TOTAL UPON DETERMINATION BY THE CITY.**

### **43.03. DEFINITIONS.**

**FOR PURPOSES OF THIS TITLE, AND WHERE NOT INCONSISTENT WITH THE CONTEXT OF A PARTICULAR SECTION, THE DEFINED TERMS, PHRASES, WORDS, ABBREVIATIONS, AND THEIR DERIVATIONS SHALL HAVE THE MEANING GIVEN IN THIS SECTION. WHEN NOT INCONSISTENT WITH THE CONTEXT, WORDS IN THE PRESENT TENSE INCLUDE THE FUTURE TENSE, WORDS USED IN THE PLURAL NUMBER INCLUDE WORDS IN THE SINGULAR NUMBER AND WORDS IN THE SINGULAR NUMBER INCLUDE THE PLURAL NUMBER. THE WORD “SHALL” IS ALWAYS MANDATORY AND NOT MERELY DIRECTORY.**

**“ACCESSORY FACILITY OR STRUCTURE” MEANS AN ACCESSORY FACILITY OR STRUCTURE SERVING OR BEING USED IN CONJUNCTION WITH WIRELESS TELECOMMUNICATIONS FACILITIES, AND LOCATED ON THE SAME PROPERTY OR LOT AS THE WIRELESS TELECOMMUNICATIONS FACILITIES, INCLUDING BUT NOT LIMITED TO, UTILITY OR TRANSMISSION EQUIPMENT STORAGE SHEDS OR CABINETS.**

**“APPLICANT” MEANS ANY WIRELESS SERVICE PROVIDER SUBMITTING FOR A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES.**

**“APPLICATION” MEANS ALL NECESSARY AND APPROPRIATE DOCUMENTATION THAT AN APPLICANT SUBMITS IN ORDER TO RECEIVE A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES.**

**“ANTENNA” MEANS A SYSTEM OF ELECTRICAL CONDUCTORS THAT TRANSMIT OR RECEIVE ELECTROMAGNETIC WAVES OR RADIO FREQUENCY OR OTHER WIRELESS SIGNALS.**

**“CO-LOCATION” MEANS THE USE OF AN EXISTING TOWER OR STRUCTURE TO SUPPORT ANTENNAE FOR THE SAME PROVISION OF WIRELESS SERVICES. A REPLACEMENT TOWER THAT IS CONSTRUCTED ON THE SAME SITE AS AN EXISTING TOWER WILL BE CONSIDERED CO-LOCATION AS LONG AS THE NEW TOWER IS NO TALLER THAN THE OLD TOWER AND**

**THAT THE OLD TOWER IS REMOVED IN A REASONABLY SHORT TIME FRAME AFTER THE NEW TOWER IS CONSTRUCTED.**

**“COMMERCIAL IMPRACTIBILITY” OR “COMMERCIALLY IMPRACTIBLE” MEANS THE INABILITY TO PERFORM AN ACT ON TERMS THAT ARE REASONABLE IN COMMERCE; THE CAUSE OR OCCURRENCE OF WHICH COULD NOT HAVE BEEN REASONABLY ANTICIPATED OR FORESEEN AND THAT JEOPARDIZES THE FINANCIAL EFFICACY OF THE PROJECT. THE INABILITY TO ACHIEVE A SATISFACTORY FINANCIAL RETURN ON INVESTMENT OR PROFIT, STANDING ALONE, SHALL NOT DEEM A SITUATION TO BE A “COMMERCIALLY IMPRACTIBILITY” AND SHALL NOT RENDER AN ACT OR TERMS OF AN AGREEMENT “COMMERCIALLY IMPRACTIBLE”.**

**“COMPLETED APPLICATION” MEANS AN APPLICATION THAT CONTAINS ALL INFORMATION AND/OR DATA NECESSARY TO ENABLE AN INFORMED DECISION TO BE MADE WITH RESPECT TO AN APPLICATION.**

**“COUNCIL” OR “CITY COUNCIL” MEANS THE CITY COUNCIL OF THE CITY OF ATHENS.**

**“DISTRIBUTED ANTENNA SYSTEM OR DAS” MEANS A NETWORK OF SPATIALLY SEPARATED ANTENNA NODES CONNECTED TO A COMMON SOURCE VIA A TRANSPORT MEDIUM THAT PROVIDES WIRELESS SERVICE WITHIN A GEOGRAPHIC AREA OR STRUCTURE.**

**“FAA” MEANS THE FEDERAL AVIATION ADMINISTRATION, OR ITS DULY DESIGNATED AND AUTHORIZED SUCCESSOR AGENCY.**

**“FCC” MEANS THE FEDERAL COMMUNICATIONS COMMISSION, OR ITS DULY DESIGNATED AND AUTHORIZED SUCCESSOR AGENCY.**

**“HEIGHT” MEANS, WHEN REFERRING TO A TOWER OR STRUCTURE, THE DISTANCE MEASURED FROM THE PRE-EXISTING GRADE LEVEL TO THE HIGHEST POINT ON THE TOWER OR STRUCTURE, EVEN IF SAID HIGHEST POINT IS AN ANTENNA OR LIGHTNING PROTECTION DEVICE.**

**“MODIFICATION” OR “MODIFY” MEANS, THE ADDITION, REMOVAL, OR CHANGE OF ANY OF THE PHYSICAL AND VISUALLY DISCERNABLE COMPONENTS OR ASPECTS OF A WIRELESS FACILITY, SUCH AS ANTENNAS, CABLING, EQUIPMENT SHELTERS, LANDSCAPING, FENCING, UTILITY FEEDS, CHANGING THE COLOR OR MATERIALS OF ANY VISUALLY DISCERNABLE COMPONENTS, VEHICULAR ACCESS, PARKING AND/OR AN UPGRADE OR CHANGE OUT OF EQUIPMENT FOR BETTER OR MORE MODERN EQUIPMENT. ADDING A NEW WIRELESS CARRIER OR SERVICE**

**PROVIDER TO A TELECOMMUNICATIONS TOWER OR TELECOMMUNICATIONS SITE AS A CO-LOCATION IS A MODIFICATION. A MODIFICATION SHALL INCLUDE THE REPLACEMENT OF ANY COMPONENTS OF A WIRELESS FACILITY WHERE THE REPLACEMENT IS IDENTICAL TO THE COMPONENT BEING REPLACED OR FOR ANY MATTERS THAT INVOLVE THE NORMAL REPAIR AND MAINTENANCE OF A WIRELESS FACILITY WITHOUT ADDING, REMOVING, OR CHANGING ANYTHING.**

**“NIER” MEANS NON-IONIZING ELECTROMAGNETIC RADIATION.**

**“PERSON” MEANS ANY INDIVIDUAL, CORPORATION, ESTATE, TRUST, PARTNERSHIP, JOINT STOCK COMPANY, ASSOCIATION OF TWO (2) OR MORE PERSONS HAVING A JOINT COMMON INTEREST, OR ANY OTHER ENTITY.**

**“PERSONAL WIRELESS FACILITY” OR “PWS” OR “PERSONAL TELECOMMUNICATIONS SERVICE” OR “PCS” SHALL HAVE THE SAME MEANING AS DEFINED AND USED IN THE 1996 TELECOMMUNICATIONS ACT.**

**“PLANNING COMMISSION” MEANS THE PLANNING COMMISSION OF THE CITY OF ATHENS.**

**“REPAIRS AND MAINTENANCE” MEANS THE REPLACEMENT OF ANY COMPONENTS OF A WIRELESS FACILITY WHERE THE REPLACEMENT IS IDENTICAL TO THE COMPONENT BEING REPLACED OR FOR ANY MATTERS THAT INVOLVE THE NORMAL REPAIR AND MAINTENANCE OF A WIRELESS FACILITY WITHOUT THE ADDITION, REMOVAL, OR CHANGE OF ANY OF THE PHYSICAL OR VISUALLY DISCERNABLE COMPONENTS OR ASPECTS OF A WIRELESS FACILITY THAT WILL ADD TO THE VISIBLE APPEARANCE OF THE FACILITY AS ORIGINALLY PLANNED.**

**“SPECIAL USE PERMIT” MEANS THE OFFICIAL DOCUMENT OR PERMIT BY WHICH AN APPLICANT IS ALLOWED TO FILE FOR A BUILDING PERMIT TO CONSTRUCT AND USE A WIRELESS TELECOMMUNICATIONS FACILITIES AS GRANTED OR ISSUED BY THE CITY.**

**“STEALTH” OR “STEALTH TECHNOLOGY” MEAN TO MINIMIZE ADVERSE AESTHETIC AND VISUAL IMPACTS ON THE LAND, PROPERTY, BUILDINGS, AND OTHER FACILITIES ADJACENT TO, SURROUNDING, AND IN GENERALLY THE SAME AREA AS THE REQUESTED LOCATION OF SUCH WIRELESS TELECOMMUNICATIONS FACILITIES, WHICH SHALL MEAN USING THE LEAST VISUALLY AND PHYSICALLY INTRUSIVE FACILITY THAT IS NOT TECHNOLOGICALLY OR COMMERCIALY IMPRACTICABLE UNDER THE FACTS AND CIRCUMSTANCES.**

**“STATE” MEANS THE STATE OF OHIO.**

**“TELECOMMUNICATIONS” MEANS THE TRANSMISSION AND/OR RECEPTION OF AUDIO, VIDEO, DATA, AND OTHER INFORMATION BY WIRE, RADIO FREQUENCY, LIGHT, AND OTHER ELECTRONIC OR ELECTROMAGNETIC SYSTEMS.**

**“TELECOMMUNICATIONS SITE” SEE DEFINITION OF WIRELESS TELECOMMUNICATIONS FACILITIES.**

**“TELECOMMUNICATIONS STRUCTURE” MEANS A STRUCTURE USED IN THE PROVISION OF SERVICES DESCRIBED IN THE DEFINITION OF ‘WIRELESS TELECOMMUNICATIONS FACILITIES’.**

**“TEMPORARY” MEANS, TEMPORARY IN RELATION TO ALL ASPECTS AND COMPONENTS OF THIS TITLE, SOMETHING INTENDED TO, OR DOES NOT EXIST FOR MORE THAN NINETY (90) DAYS.**

**“TOWER” MEANS ANY STRUCTURE DESIGNED PRIMARILY TO SUPPORT AN ANTENNA FOR RECEIVING AND/OR TRANSMITTING A WIRELESS SIGNAL.**

**“WIRELESS TELECOMMUNICATIONS FACILITIES” MEANS AND INCLUDES “TELECOMMUNICATIONS SITE” AND “PERSONAL WIRELESS FACILITY”. IT MEANS A STRUCTURE, FACILITY, OR LOCATION DESIGNED, OR INTENDED TO BE USED AS, OR USED TO SUPPORT ANTENNAS OR OTHER TRANSMITTING OR RECEIVING DEVICES. THIS INCLUDES WITHOUT LIMIT, TOWERS OF ALL TYPES AND KINDS AND STRUCTURES, INCLUDING, BUT NOT LIMITED TO BUILDINGS, CHURCH STEEPLES, SILOS, WATER TOWERS, SIGNS, OR OTHER STRUCTURE THAT CAN BE USED AS A SUPPORT STRUCTURE FOR ANTENNAS OR THE FUNCTIONAL EQUIVALENT OF SUCH. IT FURTHER INCLUDES ALL RELATED FACILITIES AND EQUIPMENT SUCH AS CABLING, EQUIPMENT SHELTERS, AND OTHER STRUCTURES ASSOCIATED WITH THE SITE. IT IS A STRUCTURE AND FACILITY INTENDED FOR TRANSMITTING AND/OR RECEIVING RADIO, TELEVISION, CELLULAR, SMR, PAGING, 911, PERSONAL COMMUNICATION SERVICES (PCS), COMMERCIAL SATELLITE SERVICES, MICROWAVE SERVICES AND ANY COMMERCIAL WIRELESS TELECOMMUNICATION SERVICE NOT LICENSED BY THE FCC.**

**43.05. OVERALL POLICY AND DESIRED GOALS FOR SPECIAL USE PERMITS FOR WIRELESS TELECOMMUNICATIONS FACILITIES.**

**IN ORDER TO ENSURE THAT THE PLACEMENT, CONSTRUCTION, AND MODIFICATION OF WIRELESS TELECOMMUNICATIONS FACILITIES PROTECT THE CITY’S HEALTH, SAFETY, PUBLIC WELFARE,**

**ENVIRONMENTAL FEATURES, THE NATURE AND CHARACTER OF THE COMMUNITY AND NEIGHBORHOOD AND OTHER ASPECTS OF THE QUALITY OF LIFE SPECIFICALLY LISTED ELSEWHERE IN THIS TITLE, THE CITY HEREBY ADOPTS AN OVERALL POLICY WITH RESPECT TO A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES FOR THE EXPRESS PURPOSE OF ACHIEVING THE FOLLOWING GOALS:**

- A) REQUIRING A SPECIAL USE PERMIT FOR ANY NEW, CO-LOCATION, OR MODIFICATION OF A WIRELESS TELECOMMUNICATIONS FACILITY.**
- B) IMPLEMENTING AN APPLICATION PROCESS FOR PERSON(S) SEEKING A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES.**
- C) ESTABLISHING A POLICY FOR EXAMINING AN APPLICATION FOR AND ISSUING A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES THAT IS BOTH FAIR AND CONSISTENT.**
- D) PROMOTING AND ENCOURAGING, WHEREVER POSSIBLE, THE SHARING AND/OR CO-LOCATION OF WIRELESS TELECOMMUNICATIONS FACILITIES AMONG SERVICE PROVIDERS.**
- E) PROMOTING AND ENCOURAGING, WHEREVER POSSIBLE, THE PLACEMENT, HEIGHT, AND QUANTITY OF WIRELESS TELECOMMUNICATIONS FACILITIES IN SUCH A MANNER, INCLUDING, BUT NOT LIMITED TO THE USE OF STEALTH TECHNOLOGY, TO MINIMIZE ADVERSE AESTHETIC AND VISUAL IMPACTS ON THE LAND, PROPERTY, BUILDINGS, AND OTHER FACILITIES ADJACENT TO, SURROUNDING, AND IN GENERALLY THE SAME AREA AS THE REQUESTED LOCATION OF SUCH WIRELESS TELECOMMUNICATIONS FACILITIES, WHICH SHALL MEAN USING THE LEAST VISUALLY AND PHYSICALLY INTRUSIVE FACILITY THAT IS NOT TECHNOLOGICALLY OR COMMERCIALY IMPRACTICABLE UNDER THE FACTS AND CIRCUMSTANCES.**
- F) THAT IN GRANTING A SPECIAL USE PERMIT, THE CITY HAS FOUND THAT THE FACILITY SHALL BE THE MOST APPROPRIATE SITE AS REGARDS BEING THE LEAST VISUALLY INTRUSIVE AMONG THOSE AVAILABLE IN THE CITY.**

**43.05. EXCEPTIONS FROM A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES.**

- A) EXCEPT AS OTHERWISE PROVIDED BY THIS CHAPTER, NO PERSON SHALL BE PERMITTED TO SITE, PLACE, BUILD, CONSTRUCT, MODIFY, OR PREPARE ANY SITE FOR THE PLACEMENT OR USE OF, WIRELESS TELECOMMUNICATIONS FACILITIES WITHOUT HAVING FIRST OBTAINED A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES. NOTWITHSTANDING ANYTHING CONTRARY IN THIS SECTION, NO SPECIAL USE PERMIT SHALL BE REQUIRED FOR THOSE NON-COMMERCIAL EXCEPTIONS NOTED IN CHAPTER 43.07.**
- B) ALL LEGALLY PERMITTED WIRELESS TELECOMMUNICATIONS FACILITIES, CONSTRUCTED AS PERMITTED, EXISTING ON OR BEFORE THE EFFECTIVE DATE OF THIS ORDINANCE SHALL BE ALLOWED TO CONTINUE AS THEY PRESENTLY EXIST, PROVIDED HOWEVER, THAT ANY VISIBLE MODIFICATION OF AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY WILL**

REQUIRE THE COMPLETE FACILITY AND ANY NEW INSTALLATION TO COMPLY WITH THIS TITLE.

- C) ANY REPAIR AND MAINTENANCE OF A WIRELESS TELECOMMUNICATIONS FACILITY DOES NOT REQUIRE AN APPLICATION FOR A SPECIAL USE PERMIT.

#### **43.06. EXCLUSIONS.**

**THE FOLLOWING ARE EXCLUDED FROM THIS TITLE:**

- A) FIRE, POLICE, DEPARTMENT OF TRANSPORTATION, OR OTHER PUBLIC SERVICE FACILITIES OWNED AND OPERATED BY GOVERNMENT AGENCIES.
- B) ANY FACILITIES EXPRESSLY EXEMPT FROM THE CITY'S SITING, BUILDING, AND PERMITTING AUTHORITY.
- C) OVER-THE-AIR RECEPTION DEVICES INCLUDING THE RECEPTION ANTENNAS FOR DIRECT BROADCAST SATELLITES (DBS), MULTICHANNEL MULTIPOINT DISTRIBUTION (WIRELESS CABLE) PROVIDERS (MMDS), TELEVISION BROADCAST STATIONS (TVBS) AND OTHER CUSTOMER-END ANTENNAS THAT RECEIVE AND TRANSMIT WIRELESS SIGNALS THAT ARE PRIMARILY USED FOR RECEPTION.
- D) FACILITIES EXCLUSIVELY FOR PRIVATE, NON-COMMERCIAL RADIO AND TELEVISION RECEPTION AND PRIVATE CITIZENS BANDS, LICENSED AMATEUR RADIO AND OTHER SIMILAR NON-COMMERCIAL TELECOMMUNICATIONS.
- E) FACILITIES EXCLUSIVELY FOR PROVIDING UNLICENSED SPREAD SPECTRUM TECHNOLOGIES (SUCH AS IEEE 802.11A, B, G (WI-FI AND BLUETOOTH) WHERE THE FACILITY DOES NOT REQUIRE A NEW TOWER.

#### **43.07. SPECIAL USE PERMIT APPLICATION AND OTHER REQUIREMENTS.**

- A) ALL APPLICANTS FOR A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES OR ANY MODIFICATION OF SUCH A FACILITY SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THIS CHAPTER. THE ATHENS CITY PLANNING COMMISSION IS THE OFFICIALLY DESIGNATED AGENCY OR BODY OF THE CITY TO WHOM APPLICATIONS FOR A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES MUST BE MADE, AND THAT IS AUTHORIZED TO REVIEW, ANALYZE, EVALUATE, AND MAKE DECISIONS WITH RESPECT TO GRANTING OR NOT GRANTING OR REVOKING SPECIAL USE PERMITS FOR WIRELESS TELECOMMUNICATIONS FACILITIES. THE CITY MAY AT ITS DISCRETION DELEGATE OR DESIGNATE OTHER OFFICIAL AGENCIES OR OFFICIALS OF THE CITY TO ACCEPT, REVIEW, ANALYZE, EVALUATE AND MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION WITH RESPECT TO THE GRANTING OR NOT GRANTING OR REVOKING SPECIAL USE PERMITS FOR WIRELESS TELECOMMUNICATIONS FACILITIES.
- B) ALL APPLICATIONS FOR A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES OR ANY MODIFICATIONS OF SUCH A FACILITY SHALL BE SUBMITTED TO THE ATHENS CITY CODE ENFORCEMENT OFFICE.

- C) THE CITY MAY REJECT APPLICATIONS NOT MEETING THE REQUIREMENTS STATED HEREIN OR WHICH ARE OTHERWISE INCOMPLETE.**
- D) NO WIRELESS TELECOMMUNICATIONS FACILITIES SHALL BE INSTALLED, CONSTRUCTED, OR MODIFIED UNTIL THE APPLICATION IS REVIEWED AND APPROVED BY THE CITY, AND THE SPECIAL USE PERMIT HAS BEEN ISSUED.**
- E) ANY AND ALL REPRESENTATIONS MADE BY THE APPLICANT TO THE CITY ON THE RECORD DURING THE APPLICATION PROCESS, WHETHER WRITTEN OR VERBAL, SHALL BE DEEMED A PART OF THE APPLICATION AND MAY BE RELIED UPON IN GOOD FAITH BY THE CITY.**
- F) AN APPLICATION FOR A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES SHALL BE SIGNED ON BEHALF OF THE APPLICANT BY THE PERSON PREPARING THE SAME AND WITH KNOWLEDGE OF THE CONTENTS AND REPRESENTATIONS MADE THEREIN AND ATTESTING TO THE TRUTH AND COMPLETENESS OF THE INFORMATION.**
- G) THE APPLICANT MUST PROVIDE DOCUMENTATION TO VERIFY IT HAS THE RIGHT TO PROCEED AS PROPOSED ON THE SITE. THIS WOULD REQUIRE AN EXECUTED COPY OF THE LEASE WITH THE LANDOWNER OR LANDLORD OR A SIGNED LETTER ACKNOWLEDGING AUTHORIZATION. IF THE APPLICANT OWNS THE SITE A COPY OF THE OWNERSHIP RECORD IS REQUIRED.**
- H) THE APPLICANT SHALL INCLUDE THE FOLLOWING STATEMENT IN WRITING:
  - 1) THAT THE APPLICANT’S PROPOSED WIRELESS TELECOMMUNICATIONS FACILITIES SHALL BE MAINTAINED IN A SAFE MANNER, AND IN COMPLIANCE WITH ALL THE CONDITIONS OF THE SPECIAL USE PERMIT, WITHOUT EXCEPTION, UNLESS SPECIFICALLY GRANTED RELIEF BY THE CITY IN WRITING, AS WELL AS ALL APPLICABLE CITY, STATE, AND FEDERAL LAWS, RULES, AND REGULATIONS;**
  - 2) THAT THE CONSTRUCTION OF THE WIRELESS TELECOMMUNICATIONS FACILITY IS LEGALLY PERMISSIBLE, INCLUDING, BUT NOT LIMITED TO THE FACT THAT THE APPLICANT IS AUTHORIZED TO DO BUSINESS IN THE STATE OF OHIO.****
- I) WHERE A CERTIFICATION IS CALLED FOR IN THIS CHAPTER, SUCH CERTIFICATION SHALL BEAR THE SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF OHIO.**
- J) IN ADDITION TO ALL OTHER REQUIRED INFORMATION AS STATED IN THIS CHAPTER, ALL APPLICATIONS FOR THE CONSTRUCTION OR INSTALLATION OF NEW WIRELESS TELECOMMUNICATIONS FACILITIES OR MODIFICATION OF AN EXISTING FACILITY SHALL CONTAIN THE INFORMATION HEREINAFTER SET FORTH.
  - 1) A DESCRIPTIVE STATEMENT OF THE OBJECTIVE(S) FOR THE NEW FACILITY OR MODIFICATION INCLUDING AND EXPANDING ON A NEED SUCH AS COVERAGE AND/OR CAPACITY REQUIREMENTS;**
  - 2) DOCUMENTATION THAT DEMONSTRATES AND PROVES THE NEED FOR THE WIRELESS TELECOMMUNICATIONS FACILITY TO PROVIDE SERVICE PRIMARILY AND ESSENTIALLY WITHIN THE CITY. SUCH DOCUMENTATION SHALL INCLUDE****



- PROPAGATION STUDIES OF THE PROPOSED SITE AND ALL ADJOINING PLANNED, PROPOSED, IN-SERVICE OR EXISTING SITES THAT DEMONSTRATE A SIGNIFICANT GAP IN COVERAGE AND/OR IF A CAPACITY NEED, INCLUDING ANALYSIS OF CURRENT AND PROJECTED USAGE;**
- 3) THE NAME, ADDRESS, AND PHONE NUMBER OF THE PERSON PREPARING THE REPORT;**
  - 4) THE NAME, ADDRESS, AND PHONE NUMBER OF THE PROPERTY OWNER AND APPLICANT, AND TO INCLUDE THE LEGAL NAME OF THE APPLICANT. IF THE SITE IS A TOWER AND THE OWNER IS DIFFERENT THAN THE APPLICANT, PROVIDE NAME AND ADDRESS OF THE TOWER OWNER.**
  - 5) THE POSTAL ADDRESS AND TAX MAP PARCEL NUMBER OF THE PROPERTY;**
  - 6) THE ZONING DISTRICT OR DESIGNATION IN WHICH THE PROPERTY IS SITUATED;**
  - 7) SIZE OF THE PROPERTY STATED BOTH IN SQUARE FEET AND LOT LINE DIMENSIONS, AND A SURVEY SHOWING THE LOCATION OF ALL LOT LINES;**
  - 8) THE LOCATION OF THE NEAREST RESIDENTIAL STRUCTURE;**
  - 9) THE LOCATION, SIZE, AND HEIGHT OF ALL EXISTING AND PROPOSED STRUCTURES ON THE PROPERTY WHICH IS SUBJECT OF THE APPLICATION;**
  - 10) THE TYPE, LOCATIONS, AND DIMENSIONS OF ALL PROPOSED AND EXISTING LANDSCAPING AND FENCING;**
  - 11) THE AZIMUTH, SIZE, AND CENTER-LINE HEIGHT LOCATION OF ALL PROPOSED AND EXISTING ANTENNAE ON THE SUPPORTING STRUCTURE;**
  - 12) THE NUMBER, TYPE, AND MODEL OF THE ANTENNA(S) PROPOSED WITH A COPY OF THE SPECIFICATION SHEET;**
  - 13) THE MAKE, MODEL, TYPE, AND MANUFACTURER OF THE TOWER AND DESIGN PLAN STATING THE TOWER'S CAPACITY TO ACCOMMODATE MULTIPLE USERS;**
  - 14) A SITE PLAN DESCRIBING THE PROPOSED TOWER AND ANTENNA(S) AND ALL RELATED FIXTURE, STRUCTURES, APPURTENANCES, AND APPARATUS, INCLUDING HEIGHT ABOVE PRE-EXISTING GRADE, MATERIALS, COLOR AND LIGHTING;**
  - 15) THE FREQUENCY, MODULATION AND CLASS OF SERVICE OF RADIO OR OTHER TRANSMITTING EQUIPMENT;**
  - 16) THE ACTUAL INTENDED TRANSMISSION POWER STATED AS THE MAXIMUM EFFECTIVE RADIATED POWER (ERP) IN WATTS;**
  - 17) SIGNED DOCUMENTATION SUCH AS "CHECKLIST TO DETERMINE WHETHER A FACILITY IS CATEGORICALLY EXCLUDED" TO VERIFY THAT THE WIRELESS TELECOMMUNICATIONS FACILITY WITH THE PROPOSED INSTALLATION WILL BE IN FULL COMPLIANCE WITH THE CURRENT FCC RF EMISSIONS GUIDELINES (NIER). IF NOT CATEGORICALLY EXCLUDED, A COMPLETE RF EMISSIONS STUDY IS REQUIRED TO PROVIDE VERIFICATION;**

- 18) A SIGNED STATEMENT THAT THE PROPOSED INSTALLATION WILL NOT CAUSE PHYSICAL OR RF INTERFERENCE WITH OTHER TELECOMMUNICATIONS DEVICES;
  - 19) A COPY OF THE FCC LICENSE APPLICABLE FOR THE INTENDED USE OF THE WIRELESS TELECOMMUNICATIONS FACILITIES;
  - 20) A COPY OF THE GEOTECHNICAL SUB-SURFACE SOILS INVESTIGATION, EVALUATION, AND FOUNDATION RECOMMENDATION FOR A PROPOSED OR EXISTING TOWER SITE AND IF EXISTING TOWER OR WATER TANK SITE, A COPY OF THE INSTALLED FOUNDATION DESIGNS.
- K) THE APPLICANT WILL PROVIDE A WRITTEN COPY OF THE ANALYSIS, COMPLETED BY A QUALIFIED INDIVIDUAL OR ORGANIZATION TO DETERMINE IF THE PROPOSED NEW TOWER OR EXISTING STRUCTURE INTENDED TO SUPPORT WIRELESS FACILITIES IS IN COMPLIANCE WITH FEDERAL AVIATION ADMINISTRATION REGULATION PART 77 AND IF IT REQUIRES LIGHTING. THIS REQUIREMENT SHALL ALSO BE FOR ANY EXISTING STRUCTURE OR BUILDING WHERE THE APPLICATION INCREASES THE HEIGHT OF THE STRUCTURE OR BUILDING. IF THE ANALYSIS DETERMINES THAT ANY FAA DETERMINATION IS REQUIRED, THEN ALL FILINGS WITH THE FAA, ALL RESPONSES FROM THE FAA AND ANY RELATED CORRESPONDENCE SHALL BE PROVIDED WITH THE APPLICATION.
- L) APPLICATION FOR A NEW TOWER
- 1) IN THE CASE OF A NEW TOWER, THE APPLICANT SHALL BE REQUIRED TO SUBMIT A WRITTEN REPORT DEMONSTRATING ITS MEANINGFUL EFFORTS TO SECURE SHARED USE OF EXISTING TOWER(S) OR THE USE OF ALTERNATIVE BUILDINGS OR OTHER STRUCTURES WITHIN THE CITY. COPIES OF WRITTEN REQUESTS AND RESPONSES FOR SHARED USE SHALL BE PROVIDED TO THE CITY IN THE APPLICATION, ALONG WITH ANY LETTERS OF REJECTION STATING THE REASON FOR REJECTION.
  - 2) IN ORDER TO BETTER INFORM THE PUBLIC, IN THE CASE OF A NEW TELECOMMUNICATION TOWER, THE APPLICANT SHALL, PRIOR TO THE PUBLIC HEARING ON THE APPLICATION HOLD TWO (2) "BALLOON TESTS". THE APPLICANT SHALL ARRANGE TO FLY, OR RAISE UPON A TEMPORARY MAST, A MINIMUM OF THREE (3) FOOT IN DIAMETER BRIGHTLY COLORED BALLOON AT THE MAXIMUM HEIGHT OF THE PROPOSED NEW TOWER. THE DATES (INCLUDING ADDITIONAL DATES IN CASE OF POOR VISIBILITY ON THE INITIAL DATE) TIMES AND LOCATIONS OF THIS BALLOON TEST SHALL BE ADVERTISED BY THE APPLICANT SEVEN (7) AND FOURTEEN (14) DAYS IN ADVANCE OF THE FIRST TEST DATE IN A NEWSPAPER WITH A GENERAL CIRCULATION IN THE CITY. THE APPLICANT SHALL INFORM THE CITY, IN WRITING, OF THE DATES AND TIMES OF THE TESTS, AT LEAST FOURTEEN (14) DAYS IN ADVANCE. THE BALLOON SHALL BE FLOWN FOR AT LEAST FOUR CONSECUTIVE HOURS SOMETIME BETWEEN 7:00 AM AND 4:00 PM ON THE DATES CHOSEN. IDEALLY, ONE DATE SHALL BE ON A WEEKEND AND ANOTHER SHALL BE ON A WEEKDAY,

**BUT IN CASE OF POOR WEATHER ON THE INITIAL DATE, THE SECONDARY DATE MAY BE ON EITHER. A REPORT WITH AT LEAST 15 PICTURES FROM VARIOUS LOCATIONS OF THE BALLOON SHALL BE PROVIDED WITH THE APPLICATION. THE APPLICANT SHALL CONSULT WITH THE PLANNING COMMISSION REGARDING RELEVANT AREAS FOR PICTURES TO BE TAKEN.**

- 3) THE APPLICANT SHALL EXAMINE THE FEASIBILITY OF DESIGNING THE PROPOSED TOWER TO ACCOMMODATE FUTURE DEMAND FOR AT LEAST FOUR (4) ADDITIONAL COMMERCIAL APPLICATIONS, FOR EXAMPLE, FUTURE CO-LOCATIONS. THE TOWER SHALL BE STRUCTURALLY DESIGNED TO ACCOMMODATE AT LEAST FOUR (4) ADDITIONAL ANTENNA ARRAYS EQUAL TO THOSE OF THE APPLICANT, AND LOCATED AS CLOSE TO THE APPLICANT'S ANTENNA AS POSSIBLE WITHOUT CAUSING INTERFERENCE. THIS REQUIREMENT MAY BE WAIVED, PROVIDED THAT THE APPLICANT, IN WRITING, DEMONSTRATES THAT THE PROVISIONS OF FUTURE SHARED USAGE OF THE TOWER IS NOT TECHNOLOGICALLY FEASIBLE, IS COMMERCIALY IMPRACTICABLE OR CREATES AN UNNECESSARY AND UNREASONABLE BURDEN, BASED UPON:**
  - a) THE FORESEEABLE NUMBER OF FCC LICENSES AVAILABLE IN THE AREA;**
  - b) THE KIND OF WIRELESS TELECOMMUNICATIONS FACILITIES SITE AND STRUCTURE PROPOSED;**
  - c) THE NUMBER OF EXISTING AND POTENTIAL LICENSES WITHOUT WIRELESS TELECOMMUNICATIONS FACILITIES SPACES/SITES;**
  - d) AVAILABLE SPACE ON EXISTING AND APPROVED TOWERS**
- 4) THE OWNER OF A PROPOSED NEW TOWER, AND HIS/HER SUCCESSORS IN INTEREST, SHALL NEGOTIATE IN GOOD FAITH FOR THE SHARED USE OF THE PROPOSED TOWER BY OTHER WIRELESS SERVICE PROVIDERS IN THE FUTURE, AND SHALL:**
  - a) RESPOND WITHIN SIXTY (60) DAYS TO A REQUEST FOR INFORMATION FROM A POTENTIAL SHARED-USE APPLICANT;**
  - b) NEGOTIATE IN GOOD FAITH CONCERNING FUTURE REQUESTS FOR SHARED USE OF THE NEW TOWER BY OTHER TELECOMMUNICATIONS PROVIDERS;**
  - c) ALLOW SHARED USE OF THE NEW TOWER IF ANOTHER TELECOMMUNICATIONS PROVIDER AGREES IN WRITING TO PAY REASONABLE CHARGES. THE CHARGES MAY INCLUDE, BUT ARE NOT LIMITED TO, A PRO RATE SHARE OF THE COST OF SITE SELECTION, PLANNING, PROJECT ADMINISTRATION, LAND COSTS, SITE DESIGN, CONSTRUCTION AND MAINTENANCE FINANCING, RETURN ON EQUITY, LESS DEPRECIATION, AND ALL OF THE COSTS OF ADAPTING THE TOWER**

OR EQUIPMENT TO ACCOMMODATE A SHARED USER WITHOUT CAUSING ELECTROMAGNETIC INTERFERENCE.

- d) FAILURE TO ABIDE BY THE CONDITIONS OUTLINED ABOVE MAY BE GROUNDS FOR REVOCATION OF THE SPECIAL USE PERMIT.
- M) THE APPLICANT SHALL PROVIDE CERTIFICATION WITH DOCUMENTATION (STRUCTURAL ANALYSIS) INCLUDING CALCULATIONS THAT THE TELECOMMUNICATIONS FACILITY TOWER AND FOUNDATION AND ATTACHMENTS, ROOFTOP SUPPORT STRUCTURE, WATER TANK STRUCTURE, AND OTHER SUPPORTING STRUCTURE AS PROPOSED TO BE UTILIZED ARE DESIGNED AND WILL BE CONSTRUCTED TO MEET ALL LOCAL, CITY, STATE, AND FEDERAL STRUCTURAL REQUIREMENTS FOR LOADS, INCLUDING WIND AND ICE LOADS.
- N) IF THE PROPOSAL IS FOR A CO-LOCATION OR MODIFICATION ON AN EXISTING TOWER, THE APPLICANT IS TO PROVIDE SIGNED DOCUMENTATION OF THE TOWER CONDITION SUCH AS AN ANSI REPORT AS PER ANNEX E, TOWER MAINTENANCE AND INSPECTION PROCEDURES, ANSI/TIA/EIA-222F OR MOST RECENT VERSION. THE INSPECTION REPORT MUST ALSO BE PERFORMED EVERY THREE (3) YEARS FOR A GUYED TOWER AND FIVE (5) YEARS FOR MONOPOLES AND SELF-SUPPORTING TOWERS.
- O) ALL PROPOSED WIRELESS TELECOMMUNICATIONS FACILITIES SHALL CONTAIN A DEMONSTRATION THAT THE FACILITY WILL BE SITED SO AS TO MINIMIZE VISUAL INTRUSION AS MUCH AS POSSIBLE, GIVEN THE FACTS AND CIRCUMSTANCES INVOLVED AND WILL THEREBY HAVE THE LEAST ADVERSE VISUAL EFFECT ON THE ENVIRONMENT AND ITS CHARACTER AND ON THE RESIDENCES IN THE AREA OF THE WIRELESS TELECOMMUNICATIONS FACILITY.
- P) IF A NEW TOWER, PROPOSAL FOR A NEW ANTENNA ATTACHMENT TO AN EXISTING STRUCTURE, OR MODIFICATION ADDING TO A VISUAL IMPACT, THE APPLICANT SHALL FURNISH A VISUAL IMPACT ASSESSMENT WHICH SHALL INCLUDE:
- 1) IF A NEW TOWER OR INCREASING THE HEIGHT OF AN EXISTING STRUCTURE IS PROPOSED, A COMPUTER GENERATED "ZONE OF VISIBILITY MAP" AT A MINIMUM OF ONE MILE RADIUS FROM THE PROPOSED STRUCTURE WITH AND WITHOUT THE FOLIAGE SHALL BE PROVIDED TO ILLUSTRATE LOCATIONS FROM WHICH PROPOSED INSTALLATION MAY BE SEEN.
  - 2) PICTORIAL REPRESENTATIONS OF "BEFORE AND AFTER" (PHOTO SIMULATIONS) VIEWS FROM KEY VIEWPOINTS BOTH INSIDE AND OUTSIDE THE CITY AS MAY BE APPROPRIATE, INCLUDING BUT NOT LIMITED TO STATE HIGHWAYS AND OTHER MAJOR ROADS; STATE AND LOCAL PARKS; BIKE PATHS; OTHER PUBLIC LANDS; HISTORIC DISTRICTS; PRESERVES AND HISTORIC SITES NORMALLY OPEN TO THE PUBLIC; AND FROM ANY OTHER LOCATION WHERE THE SITE IS VISIBLE TO A LARGE NUMBER OF VISITORS, TRAVELERS OR RESIDENTS. GUIDANCE WILL BE PROVIDED, CONCERNING THE APPROPRIATE KEY SITES AT THE PRE-APPLICATION MEETING. PROVIDE A MAP SHOWING THE

**LOCATIONS OF WHERE THE PICTURES WERE TAKEN AND DISTANCE FROM THE PROPOSED STRUCTURE.**

- 3) A WRITTEN DESCRIPTION OF THE VISUAL IMPACT OF THE PROPOSED FACILITY INCLUDING; AND AS APPLICABLE TO THE TOWER BASE, GUY WIRES, FENCING, AND ACCESSORY BUILDINGS FROM ABUTTING AND ADJACENT PROPERTIES AND STREETS AS RELATES TO THE NEED OR APPROPRIATENESS OF SCREENING.**
- Q) THE APPLICANT SHALL DEMONSTRATE AND PROVIDE IN WRITING AND/OR BY DRAWING HOW IT SHALL EFFECTIVELY SCREEN FROM VIEW THE BASE AND ALL RELATED EQUIPMENT AND STRUCTURES OF THE PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY.**
- R) THE WIRELESS TELECOMMUNICATIONS FACILITY AND ANY AND ALL ACCESSORY FACILITIES SHALL MAXIMIZE THE USE OF BUILDING MATERIALS, COLORS AND TEXTURES DESIGNED TO BLEND WITH THE STRUCTURE TO WHICH IT MAY BE AFFIXED AND/OR HARMONIZE WITH THE NATURAL SURROUNDINGS, THIS SHALL INCLUDE THE UTILIZATION OF STEALTH OR CONCEALMENT TECHNOLOGY AS MAY BE REQUIRED BY THE CITY.**
- S) ALL UTILITIES AT A WIRELESS TELECOMMUNICATIONS FACILITY SHALL BE INSTALLED UNDERGROUND WHENEVER POSSIBLE AND IN COMPLIANCE WITH ALL LAWS, ORDINANCES, RULES, AND REGULATIONS OF THE CITY, INCLUDING SPECIFICALLY, BUT NOT LIMITED TO, THE NATIONAL ELECTRICAL SAFETY CODE AND THE NATIONAL ELECTRICAL CODE WHERE APPROPRIATE.**
- T) AT A TELECOMMUNICATIONS SITE, AN ACCESS ROAD, TURN-AROUND SPACE AND PARKING SHALL BE PROVIDED TO ASSURE ADEQUATE EMERGENCY AND SERVICE ACCESS. MAXIMUM USE OF EXISTING ROADS, WHETHER PUBLIC OR PRIVATE, SHALL BE MADE TO THE EXTENT PRACTICABLE. ROAD CONSTRUCTION SHALL AT ALL TIMES MINIMIZE GROUND DISTURBANCE AND THE CUTTING OF VEGETATION. ROAD GRADES SHALL CLOSELY FOLLOW NATURAL CONTOURS TO ASSURE MINIMAL VISUAL DISTURBANCE AND REDUCE SOIL EROSION.**
- U) ALL WIRELESS TELECOMMUNICATIONS FACILITIES SHALL BE CONSTRUCTED, OPERATED, MAINTAINED, REPAIRED, PROVIDED FOR REMOVAL OF, MODIFIED OR RESTORED IN STRICT COMPLIANCE WITH ALL CURRENT APPLICABLE TECHNICAL, SAFETY AND SAFETY-RELATED CODES ADOPTED BY THE CITY, STATE, OR UNITED STATES, INCLUDING BUT NOT LIMITED TO THE MOST RECENT EDITIONS OF THE ANSI CODE, NATIONAL ELECTRICAL SAFETY CODE AND THE NATIONAL ELECTRICAL CODE, AS WELL AS ACCEPTED AND RESPONSIBLE WORKMANLIKE INDUSTRY PRACTICES AND RECOMMENDED PRACTICES OF THE NATIONAL ASSOCIATION OF TOWER ERECTORS. THE CODES REFERRED TO ARE CODES THAT INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION, BUILDING, ELECTRICAL, FIRE, SAFETY, HEALTH, AND LAND USE CODES. IN THE EVENT OF A CONFLICT BETWEEN OR AMONG ANY OF THE PRECEDING THE MORE STRINGENT SHALL APPLY.**
- V) A HOLDER OF A SPECIAL USE PERMIT GRANTED UNDER THIS CHAPTER SHALL OBTAIN, AT ITS OWN EXPENSE, ALL PERMITS AND LICENSES REQUIRED BY APPLICABLE LAW, RULE, REGULATION OR CODE, AND MUST MAINTAIN THE SAME, IN FULL FORCE AND EFFECT, FOR**

**AS LONG AS REQUIRED BY THE CITY OR OTHER GOVERNMENTAL ENTITY OR AGENCY HAVING JURISDICTION OVER THE APPLICANT.**

- W) THERE SHALL BE A PRE-APPLICATION MEETING WITH THE PLANNING COMMISSION. THE PURPOSES OF THE PRE-APPLICATION MEETING WILL BE TO ADDRESS ISSUES THAT WILL HELP EXPEDITE THE REVIEW AND PERMITTING PROCESS. A PRE-APPLICATION MEETING SHALL ALSO INCLUDE A SITE VISIT IF THERE HAS NOT BEEN A PRIOR SITE VISIT FOR THE REQUESTED SITE.**
- X) AN APPLICANT SHALL SUBMIT TO THE CITY THE NUMBER OF COMPLETED APPLICATIONS DETERMINED TO BE NEEDED AT THE PRE-APPLICATION MEETING. WRITTEN NOTIFICATION OF THE APPLICATION SHALL BE PROVIDED TO THE LEGISLATIVE BODY OF ALL ADJACENT MUNICIPALITIES AS APPLICABLE AND/OR REQUESTED.**
- Y) THE HOLDER OF A SPECIAL USE PERMIT SHALL NOTIFY THE CITY OF ANY INTENDED MODIFICATION OF A WIRELESS TELECOMMUNICATIONS FACILITY AND SHALL APPLY TO THE CITY TO MODIFY, RELOCATE OR REBUILD A WIRELESS TELECOMMUNICATIONS FACILITY.**

**43.08. LOCATION OF WIRELESS TELECOMMUNICATIONS FACILITIES.**

- A) APPLICANTS FOR WIRELESS TELECOMMUNICATIONS FACILITIES SHALL LOCATE, SITE, AND ERECT SAID WIRELESS TELECOMMUNICATIONS FACILITIES IN ACCORDANCE WITH THE FOLLOWING PRIORITIES, ONE (1) BEING THE HIGHEST PRIORITY AND SEVEN (7) BEING THE LOWEST PRIORITY.**
  - 1) ON EXISTING TOWERS OR OTHER STRUCTURES ON CITY OWNED PROPERTIES, INCLUDING THE RIGHT-OF-WAY. IN RIGHT-OF-WAY SITUATIONS, THE PLANNING COMMISSION WILL MAKE A RECOMMENDATION TO CITY COUNCIL AND COUNCIL SHALL VOTE TO DECIDE AWARDING THE SPECIAL USE PERMIT.**
  - 2) ON EXISTING TOWERS OR OTHER STRUCTURES ON OTHER PROPERTY IN THE CITY.**
  - 3) A NEW TOWER ON CITY-OWNED PROPERTIES, INCLUDING THE RIGHT-OF-WAY. IN RIGHT-OF-WAY SITUATIONS, THE PLANNING COMMISSION WILL MAKE A RECOMMENDATION TO CITY COUNCIL AND COUNCIL SHALL VOTE TO DECIDE AWARDING THE SPECIAL USE PERMIT.**
  - 4) A NEW TOWER ON PROPERTIES IN AREAS ZONED M-INDUSTRIAL.**
  - 5) A NEW TOWER OR PROPERTIES ZONED FOR COMMERCIAL USE B-3, B-2, B2-D, AND B-1, IN THAT ORDER.**
  - 6) A NEW TOWER ON PROPERTIES ZONED OS-OPEN SPACE AND EI-EDUCATIONAL INSTITUTION ZONE.**
  - 7) A NEW TOWER ON PROPERTIES IN AREAS ZONED FOR RESIDENTIAL USE R-3, R-2, AND R-1, IN THAT ORDER.**
- B) IF THE PROPOSED SITE IS NOT PROPOSED FOR THE HIGHEST PRIORITY LISTED ABOVE, THEN A DETAILED EXPLANATION MUST BE PROVIDED AS TO WHY A SITE OF A HIGHER PRIORITY WAS NOT SELECTED. THE PERSON SEEKING SUCH AN EXCEPTION MUST SATISFACTORILY DEMONSTRATE THE REASON OR REASONS WHY SUCH A PERMIT SHOULD BE GRANTED FOR**

THE PROPOSED SITE, AND THE HARDSHIP THAT WOULD BE INCURRED BY THE APPLICANT IF THE PERMIT WERE NOT GRANTED FOR THE PROPOSED SITE.

- C) AN APPLICANT MAY NOT BY-PASS SITES OF HIGHER PRIORITY BY STATING THAT THE PROPOSED SITE IS THE ONLY SITE LEASED OR SELECTED. AN APPLICATION SHALL ADDRESS CO-LOCATION AS AN OPTION. IF SUCH OPTION IS NOT PROPOSED, THE APPLICANT MUST EXPLAIN TO THE REASONABLE SATISFACTION OF THE CITY WHY CO-LOCATION IS COMMERCIAL OR OTHERWISE IMPRACTICABLE. AGREEMENTS BETWEEN PROVIDERS LIMITING OR PROHIBITING CO-LOCATION SHALL NOT BE A VALID BASIS FOR ANY CLAIM OF COMMERCIAL IMPRACTICABILITY OR HARDSHIP.
- D) NOTWITHSTANDING THE ABOVE, THE CITY MAY APPROVE ANY SITE LOCATED WITHIN AN AREA IN THE ABOVE LIST OF PRIORITIES, PROVIDED THAT THE CITY FINDS THAT THE PROPOSED SITE IS IN THE BEST INTEREST OF THE HEALTH, SAFETY, AND WELFARE OF THE CITY AND ITS INHABITANTS AND WILL NOT HAVE A DELETERIOUS EFFECT OF THE NATURE AND CHARACTER OF THE COMMUNITY AND NEIGHBORHOOD.
- E) THE APPLICANT SHALL SUBMIT A WRITTEN REPORT DEMONSTRATING THE APPLICANT'S REVIEW OF THE ABOVE LOCATIONS IN ORDER OF PRIORITY, DEMONSTRATING THE TECHNOLOGICAL REASON FOR THE SITE SELECTION. IF APPROPRIATE, BASED ON SELECTING A SITE OF LOWER PRIORITY, A DETAILED WRITTEN EXPLANATION AS TO WHY SITES OF A HIGHER PRIORITY WERE NOT SELECTED SHALL BE INCLUDED WITH THE APPLICATION.
- F) NOTWITHSTANDING THAT A POTENTIAL SITE MAY BE SITUATED IN AN AREA OF HIGHEST PRIORITY OR HIGHEST AVAILABLE PRIORITY, THE CITY MAY DISAPPROVE AN APPLICATION FOR ANY OF THE FOLLOWING REASONS:
  - 1) CONFLICT WITH SAFETY AND SAFETY-RELATED CODES AND REQUIREMENTS;
  - 2) CONFLICT WITH THE HISTORIC NATURE OR CHARACTER OF A NEIGHBORHOOD OR HISTORICAL DISTRICT;
  - 3) CONFLICT WITH THE NATURAL SURROUNDINGS OF A LOCAL PARK OR PRESERVE;
  - 4) THE USE OR CONSTRUCTION OF WIRELESS TELECOMMUNICATIONS FACILITIES WHICH IS CONTRARY TO AN ALREADY STATED PURPOSE OF A SPECIFIC ZONING OR LAND USE DESIGNATION;
  - 5) THE PLACEMENT AND LOCATION OF WIRELESS TELECOMMUNICATIONS FACILITIES WHICH WOULD CREATE AN UNACCEPTABLE RISK, OR THE REASONABLE PROBABILITY OF SUCH, TO RESIDENTS, THE PUBLIC, EMPLOYEES AND AGENTS OF THE CITY, OR EMPLOYEES OF THE SERVICE PROVIDER OR OTHER SERVICE PROVIDERS;
  - 6) CONFLICTS WITH THE PROVISIONS OF THIS CHAPTER.

#### **43.09. SHARED USE OF WIRELESS TELECOMMUNICATIONS FACILITIES AND OTHER STRUCTURES.**

- A) THE CITY, AS OPPOSED TO THE CONSTRUCTION OF A NEW TOWER, SHALL PREFER LOCATING ON EXISTING TOWERS OR OTHER STRUCTURE WITHOUT INCREASING THE

**HEIGHT. THE APPLICANT SHALL SUBMIT A COMPREHENSIVE REPORT INVENTORYING EXISTING TOWERS AND OTHER SUITABLE STRUCTURES WITHIN TWO (2) MILES OF THE LOCATION OF ANY PROPOSED NEW TOWER, UNLESS THE APPLICANT CAN SHOW THAT SOME OTHER DISTANCE IS MORE REASONABLE AND DEMONSTRATE CONCLUSIVELY WHY AN EXISTING TOWER OR OTHER SUITABLE STRUCTURE CANNOT BE USED.**

- B) AN APPLICANT INTENDING TO LOCATE ON AN EXISTING TOWER OR OTHER SUITABLE STRUCTURE SHALL BE REQUIRED TO DOCUMENT THE INTENT OF THE EXISTING OWNER TO PERMIT ITS USE BY THE APPLICANT.**
- C) SUCH SHARED USE SHALL CONSIST OF ONLY THE MINIMUM ANTENNA ARRAY TECHNOLOGICALLY REQUIRED TO PROVIDE SERVICE PRIMARILY AND ESSENTIALLY WITHIN THE CITY, TO THE EXTENT PRACTICABLE, UNLESS GOOD CAUSE IS SHOWN.**

#### **43.10. HEIGHT OF TELECOMMUNICATIONS TOWER(S).**

- A) THE APPLICANT SHALL SUBMIT DOCUMENTATION JUSTIFYING THE TOTAL HEIGHT OF ANY TOWER, FACILITY, AND/OR ANTENNA REQUESTED AND THE BASIS THEREFORE. DOCUMENTATION IN THE FORM OF PROPAGATION STUDIES MUST INCLUDE ALL BACKUP DATA USED TO PERFORM AT REQUESTED HEIGHT AND A MINIMUM OF TEN (10') FEET LOWER HEIGHT TO ALLOW VERIFICATION OF THIS HEIGHT NEED. SUCH DOCUMENTATION WILL BE ANALYZED IN THE CONTEXT OF THE JUSTIFICATION OF THE HEIGHT NEEDED TO PROVIDE SERVICE PRIMARILY AND ESSENTIALLY WITHIN THE CITY, TO THE EXTENT PRACTICABLE, UNLESS GOOD CAUSE IS SHOWN.**
- B) NO TOWER CONSTRUCTED AFTER THE EFFECTIVE DATE OF THIS TITLE, INCLUDING ALLOWING FOR ALL ATTACHMENTS, SHALL EXCEED THAT HEIGHT WHICH SHALL PERMIT OPERATION WITHOUT REQUIRED ARTIFICIAL LIGHTING OF ANY KIND IN ACCORDANCE WITH CITY, STATE, AND/OR ANY FEDERAL STATUTE, LAW, LOCAL LAW, CITY ORDINANCE, CODE, RULE OR REGULATION.**

#### **43.11. VISIBILITY OF WIRELESS TELECOMMUNICATIONS FACILITIES.**

- A) WIRELESS TELECOMMUNICATIONS FACILITIES SHALL NOT BE ARTIFICIALLY LIGHTED OR MARKED, EXCEPT AS REQUIRED BY LAW.**
- B) TOWERS SHALL BE GALVANIZED AND/OR PAINTED WITH A RUST PREVENTATIVE PAINT OF AN APPROPRIATE COLOR TO HARMONIZE WITH THE SURROUNDING AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER.**
- C) IF LIGHTING IS REQUIRED, APPLICANT SHALL PROVIDE A PLAN FOR SUFFICIENT LIGHTING OF AS UNOBTUSIVE AND INOFFENSIVE AN EFFECT AS IS PERMISSIBLE UNDER STATE AND FEDERAL REGULATIONS.**



#### **43.12. SECURITY OF WIRELESS TELECOMMUNICATIONS FACILITIES.**

**ALL WIRELESS TELECOMMUNICATIONS FACILITIES AND ANTENNAS SHALL BE LOCATED, FENCED, OR OTHERWISE SECURED IN A MANNER THAT PREVENTS UNAUTHORIZED ACCESS. SPECIFICALLY:**

- A) ALL ANTENNAS, TOWERS AND OTHER SUPPORTING STRUCTURES, INCLUDING GUY ANCHOR POINTS AND WIRES, SHALL BE MADE INACCESSIBLE TO INDIVIDUALS AND CONSTRUCTED OR SHIELDED IN SUCH A MANNER THAT THEY CANNOT BE CLIMBED OR COLLIDED WITH; AND**
- B) TRANSMITTERS AND TELECOMMUNICATIONS CONTROL POINTS SHALL BE INSTALLED IN SUCH A MANNER THAT THEY ARE READILY ACCESSIBLE ONLY TO PERSONS AUTHORIZED TO OPERATE OR SERVICE THEM.**

#### **43.13. SIGNAGE.**

**WIRELESS TELECOMMUNICATIONS FACILITIES SHALL CONTAIN A SIGN NO LARGER THAN FOUR (4) SQUARE FEET IN ORDER TO PROVIDE ADEQUATE NOTIFICATION TO PERSONS IN THE IMMEDIATE AREA OF THE PRESENCE OF RF RADIATION OR TO CONTROL EXPOSURE TO RF RADIATION WITHIN THE GIVEN AREA. A SIGN OF THE SAME SIZE IS ALSO INSTALLED TO CONTAIN THE NAME(S) OF THE OWNER(S) AND OPERATOR(S) OF THE ANTENNA(S) AS WELL AS EMERGENCY PHONE NUMBER(S). THE SIGN SHALL BE ON THE EQUIPMENT SHELTER OR CABINET OF THE APPLICANT AND BE VISIBLE FROM THE ACCESS POINT OF THE SIGN AND MUST IDENTIFY THE EQUIPMENT OWNER OF THE SHELTER OR CABINET. ON TOWER SITES, AN FCC REGISTRATION SITE AS APPLICABLE IS ALSO TO BE PRESENT. THE SIGNS SHALL NOT BE LIGHTED, UNLESS APPLICABLE LAW, RULE, OR REGULATION REQUIRES LIGHTING. NO OTHER SIGNAGE, INCLUDING ADVERTISING, SHALL BE PERMITTED.**

#### **43.14. LOT SIZE AND SETBACKS.**

**ALL PROPOSED TOWERS AND ANY OTHER PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY STRUCTURES SHALL BE SET BACK FROM ABUTTING PARCELS, RECORDED RIGHTS-OF-WAY AND ROAD AND STREET LINES BY THE GREATER OF THE FOLLOWING DISTANCES: A DISTANCE EQUAL TO THE HEIGHT OF THE PROPOSED TOWER OR WIRELESS TELECOMMUNICATIONS FACILITY STRUCTURE PLUS TEN PERCENT (10%) OF THE HEIGHT OF THE TOWER OR STRUCTURE, OR THE EXISTING SETBACK REQUIREMENT OF THE UNDERLYING ZONING DISTRICT, WHICHEVER IS GREATER. ANY ACCESSORY STRUCTURE SHALL BE LOCATED SO AS TO COMPLY WITH THE APPLICABLE MINIMUM SETBACK REQUIREMENTS FOR THE PROPERTY ON WHICH IT IS SITUATED.**

**43.15. RETENTION OF EXPERT ASSISTANCE AND REIMBURSEMENT BY APPLICANT.**

- A) THE CITY MAY HIRE ANY CONSULTANT AND/OR EXPERT NECESSARY TO ASSIST THE CITY IN REVIEWING AND EVALUATING THE APPLICATION, INCLUDING THE CONSTRUCTION AND MODIFICATION OF THE SITE, ONCE PERMITTED, AND ANY SITE INSPECTIONS.
- B) AN APPLICANT SHALL DEPOSIT WITH THE CITY FUNDS SUFFICIENT TO REIMBURSE THE CITY FOR ALL REASONABLE COSTS OF CONSULTANT AND EXPERT EVALUATION AND CONSULTATION TO THE CITY IN CONNECTION WITH THE REVIEW OF ANY APPLICATION INCLUDING WHERE APPLICABLE, THE LEASE NEGOTIATION, THE PRE-APPROVAL EVALUATION, AND THE CONSTRUCTION AND MODIFICATION OF THE SITE, ONCE PERMITTED. THE INITIAL DEPOSIT SHALL BE \$8,500.00. THE PLACEMENT OF THE \$8,500.00 WITH THE CITY SHALL PRECEDE THE PRE-APPLICATION MEETING. THE CITY WILL MAINTAIN A SEPARATE ESCROW ACCOUNT FOR ALL SUCH FUNDS. THE CITY'S CONSULTANTS/EXPERTS SHALL INVOICE THE CITY FOR THEIR SERVICES RELATED TO THE APPLICATION. IF AT ANY TIME DURING THE PROCESS THIS ESCROW ACCOUNT HAS LESS THAN \$2,500.00 THE APPLICANT SHALL IMMEDIATELY, UPON NOTIFICATION BY THE CITY, REPLENISH SAID ESCROW ACCOUNT SO THAT IT HAS A BALANCE OF AT LEAST \$5,000.00. SUCH ADDITIONAL ESCROW FUNDS SHALL BE DEPOSITED WITH THE CITY BEFORE ANY FURTHER ACTION OR CONSIDERATION IS TAKEN ON THE APPLICATION. IN THE EVENT THAT THE AMOUNT HELD IN ESCROW BY THE CITY IS MORE THAN THE AMOUNT OF ACTUAL INVOICING AT THE CONCLUSION OF THE PROJECT, THE REMAINING BALANCE SHALL, UPON REQUEST OF THE APPLICANT, BE PROMPTLY REFUNDED TO THE APPLICANT.
- C) THE TOTAL AMOUNT OF THE FUNDS NEEDED AS SET FORTH IN SUBSECTION (B) OF THIS SECTION MAY VARY WITH THE SCOPE (LEASE NEGOTIATIONS AND/OR REVIEW) AND COMPLEXITY OF THE PROJECT, THE COMPLETENESS OF THE APPLICATION, AND OTHER INFORMATION AS MAY BE NEEDED TO COMPLETE THE NECESSARY REVIEW ANALYSIS AND INSPECTION OF ANY CONSTRUCTION OR MODIFICATION.

**43.16. PUBLIC HEARING AND NOTIFICATION REQUIREMENTS.**

- A) PRIOR TO THE APPROVAL OF ANY APPLICATION FOR A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES, A PUBLIC HEARING SHALL BE HELD BY THE CITY, NOTICE OF WHICH SHALL BE PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY NO LESS THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO THE SCHEDULED DATE OF THE PUBLIC HEARING. IN ORDER THAT THE CITY MAY NOTIFY NEARBY LANDOWNERS, THE APPLICATION SHALL CONTAIN THE NAMES AND ADDRESSES OF ALL LANDOWNERS WHOSE PROPERTY IS LOCATED WITHIN FIFTEEN HUNDRED (1,500) FEET OF ANY PROPERTY LINE OF THE LOT OR PARCEL ON WHICH THE NEW WIRELESS TELECOMMUNICATIONS FACILITIES ARE PROPOSED TO BE LOCATED.

- B) THERE SHALL BE NO PUBLIC HEARING REQUIRED FOR AN APPLICATION TO CO-LOCATE ON AN EXISTING TOWER OR OTHER STRUCTURE OR A MODIFICATION AT AN EXISTING SITE, AS LONG AS THERE IS NO PROPOSED INCREASE IN THE HEIGHT OF THE TOWER OR STRUCTURE, INCLUDING ATTACHMENTS THERETO.
- C) THE CITY SHALL SCHEDULE THE PUBLIC HEARING REFERRED TO IN SUBSECTION (A) OF THIS SECTION ONCE IT FINDS THE APPLICATION IS COMPLETE. THE CITY, AT ANY STAGE PRIOR TO ISSUING A SPECIAL USE PERMIT, MAY REQUIRE SUCH ADDITIONAL INFORMATION AS IT DEEMS NECESSARY.

**43.17. ACTION ON AN APPLICATION FOR A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES.**

- A) THE CITY WILL UNDERTAKE A REVIEW OF AN APPLICATION PURSUANT TO THIS ARTICLE IN A TIMELY FASHION, CONSISTENT WITH ITS RESPONSIBILITIES, AND SHALL ACT WITHIN A REASONABLE PERIOD OF TIME GIVEN THE RELATIVE COMPLEXITY OF THE APPLICATION AND THE CIRCUMSTANCES, WITH DUE REGARD FOR THE PUBLIC'S INTEREST AND NEED TO BE INVOLVED, AND THE APPLICANT'S DESIRE FOR A TIMELY RESOLUTION.
- B) THE CITY MAY REFER ANY APPLICATION OR PART THEREOF TO ANY ADVISORY, OTHER COMMITTEE OR COMMISSION FOR A NON-BINDING RECOMMENDATION.
- C) AFTER THE PUBLIC HEARING AND AFTER FORMALLY CONSIDERING THE APPLICATION, THE CITY MAY APPROVE, APPROVE WITH CONDITIONS, OR DENY A SPECIAL USE PERMIT. ITS DECISION SHALL BE IN WRITING AND SHALL BE SUPPORTED BY SUBSTANTIAL EVIDENCE CONTAINED IN A WRITTEN RECORD. THE BURDEN OF PROOF FOR THE GRANTING OF A PERMIT SHALL ALWAYS BE UPON THE APPLICANT.
- D) IF THE CITY APPROVES THE SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES, THEN THE APPLICANT SHALL BE NOTIFIED OF SUCH APPROVAL IN WRITING WITHIN TEN (10) CALENDAR DAYS OF THE CITY'S ACTION, AND THE SPECIAL USE PERMIT SHALL BE ISSUED WITHIN THIRTY (30) DAYS AFTER SUCH APPROVAL. EXCEPT FOR NECESSARY BUILDING PERMITS, AND SUBSEQUENT CERTIFICATES OF COMPLIANCE, ONCE A SPECIAL USE PERMIT HAS BEEN GRANTED HEREUNDER, NO ADDITIONAL PERMITS OR APPROVALS FROM THE CITY, SUCH AS SITE PLAN OR ZONING APPROVALS, SHALL BE REQUIRED BY THE CITY FOR THE WIRELESS TELECOMMUNICATIONS FACILITIES COVERED BY THE SPECIAL USE PERMIT.
- E) IF THE CITY DENIES THE SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES, THEN THE APPLICANT SHALL BE NOTIFIED OF SUCH DENIAL IN WRITING WITHIN TEN (10) CALENDAR DAYS OF THE CITY'S ACTION.

**43.18. EXTENT AND PARAMETERS OF SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES.**

**THE EXTENT AND PARAMETERS OF A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES SHALL BE AS FOLLOWS:**

- A) SUCH SPECIAL USE PERMIT SHALL NOT BE ASSIGNED, TRANSFERRED, OR CONVEYED WITHOUT THE EXPRESS PRIOR WRITTEN NOTIFICATION TO THE CITY.**
- B) SUCH SPECIAL USE PERMIT MAY, FOLLOWING A HEARING UPON DUE PRIOR NOTICE TO THE APPLICANT, BE REVOKED, CANCELED, OR TERMINATED FOR A VIOLATION OF THE CONDITIONS AND PROVISIONS OF THE SPECIAL USE PERMIT, OR FOR A MATERIAL VIOLATION OF THIS CHAPTER AFTER PRIOR WRITTEN NOTICE TO THE HOLDER OF A SPECIAL USE PERMIT.**

**43.19. APPLICATION FEE.**

**AT THE TIME THAT A PERSON SUBMITS AN APPLICATION FOR A SPECIAL USE PERMIT FOR A NEW TOWER, SUCH PERSON SHALL PAY A NON-REFUNDABLE APPLICATION FEE FOR \$5,000.00 TO THE CITY. IF THE APPLICATION IS FOR A SPECIAL USE PERMIT FOR MODIFYING OR CO-LOCATING ON AN EXISTING TOWER OR OTHER SUITABLE STRUCTURE, WHERE NO INCREASE IN HEIGHT OF THE TOWER OR STRUCTURE IS REQUIRED, OR FOR A TEMPORARY FACILITY THE NON-REFUNDABLE FEE SHALL BE \$2,500.00.**

**43.20. PERFORMANCE SECURITY.**

**THE APPLICANT AND THE OWNER OF RECORD OF ANY PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY PROPERTY SITE SHALL, AT ITS COST AND EXPENSE, BE JOINTLY REQUIRED TO EXECUTE AND FILE WITH THE CITY A BOND, OR OTHER FORM OF SECURITY ACCEPTABLE TO THE CITY AS TO TYPE OF SECURITY AND THE FORM AND MANNER OF EXECUTION, IN AN AMOUNT OF AT LEAST \$75,000.00 FOR A TOWER FACILITY AND \$25,000.00 FOR A CO-LOCATION ON AN EXISTING TOWER OR OTHER STRUCTURE AND WITH SUCH SURETIES AS ARE DEEMED SUFFICIENT BY THE CITY TO ASSURE THE FAITHFUL PERFORMANCE OF THE TERMS AND CONDITIONS OF THIS CHAPTER AND CONDITIONS OF ANY SPECIAL USE PERMIT ISSUED PURSUANT TO THIS CHAPTER. THE FULL AMOUNT OF THE BOND OR SECURITY SHALL REMAIN IN FULL FORCE AND EFFECT THROUGHOUT THE TERMS AND CONDITIONS OF THIS TITLE. THE FULL AMOUNT OF THE BOND OR SECURITY SHALL REMAIN IN FULL FORCE AND EFFECT THROUGHOUT THE TERM OF THE SPECIAL USE PERMIT AND/OR UNTIL ANY NECESSARY SITE RESTORATION IS COMPLETED TO RESTORE THE SITE TO A CONDITION COMPARABLE TO**

**THAT, WHICH EXISTED PRIOR TO THE ISSUANCE OF THE ORIGINAL SPECIAL USE PERMIT.**

**43.21. RESERVATION OF AUTHORITY TO INSPECT WIRELESS TELECOMMUNICATIONS FACILITIES.**

**IN ORDER TO VERIFY THAT THE HOLDER OF A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES AND ANY AND ALL LESSEES, RENTERS, AND/OR LICENSES OF WIRELESS TELECOMMUNICATIONS FACILITIES, PLACE AND CONSTRUCT SUCH FACILITIES, INCLUDING TOWERS AND ANTENNAS, IN ACCORDANCE WITH ALL APPLICABLE TECHNICAL, SAFETY, FIRE, BUILDING, AND ZONING CODES, LAWS, ORDINANCES, AND REGULATIONS AND OTHER APPLICABLE REQUIREMENTS, THE CITY MAY INSPECT ALL FACETS OF SAID PERMIT HOLDER'S, RENTER'S, LESSEE'S OR LICENSEE'S PLACEMENT, CONSTRUCTION, MODIFICATION, AND MAINTENANCE OF SUCH FACILITIES, INCLUDING, BUT NOT LIMITED TO, TOWERS, ANTENNAS, AND BUILDINGS OR OTHER STRUCTURE CONSTRUCTED OR LOCATED ON THE PERMITTED SITE.**

**43.22. LIABILITY INSURANCE.**

- A) A HOLDER OF A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES SHALL SECURE AND AT ALL TIMES MAINTAIN PUBLIC LIABILITY INSURANCE FOR PERSONAL INJURIES, DEATH, AND PROPERTY DAMAGE, AND UMBRELLA INSURANCE COVERAGE, FOR THE DURATION OF THE SPECIAL USE PERMIT IN AMOUNTS AS SET FORTH BELOW:
  - 1) COMMERCIAL GENERAL LIABILITY COVERING PERSONAL INJURIES, DEATH, AND PROPERTY DAMAGE: \$1,000,000 PER OCCURRENCE/\$2,000,000 AGGREGATE;**
  - 2) AUTOMOBILE COVERAGE: \$1,000,000 PER OCCURRENCE/\$2,000,000 AGGREGATE;**
  - 3) WORKERS COMPENSATION AND DISABILITY: STATUTORY AMOUNTS.****
- B) FOR A WIRELESS TELECOMMUNICATIONS FACILITY ON CITY PROPERTY, THE COMMERCIAL GENERAL LIABILITY INSURANCE POLICY SHALL SPECIFICALLY INCLUDE THE CITY AND ITS OFFICERS, COUNCILS, EMPLOYEES, COMMITTEE MEMBERS, ATTORNEYS, AGENTS AND CONSULTANTS AS ADDITIONAL INSURED.**
- C) THE INSURANCE POLICIES SHALL BE ISSUED BY AN AGENT OR REPRESENTATIVE OF AN INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF OHIO AND WITH A BEST'S RATING OF AT LEAST A.**
- D) THE INSURANCE POLICIES SHALL CONTAIN AN ENDORSEMENT OBLIGATING THE INSURANCE COMPANY TO FURNISH THE CITY WITH AT LEAST THIRTY (30) DAYS PRIOR WRITTEN NOTICE IN ADVANCE OF THE CANCELLATION OF THE INSURANCE.**
- E) RENEWAL OR REPLACEMENT POLICIES OR CERTIFICATES SHALL BE DELIVERED TO THE CITY AT LEAST FIFTEEN (15) DAYS BEFORE THE EXPIRATION OF THE INSURANCE THAT SUCH POLICIES ARE TO RENEW OR REPLACE.**

- F) BEFORE CONSTRUCTION OF A PERMITTED WIRELESS TELECOMMUNICATIONS FACILITY IS INITIATED, BUT IN NO CASE LATER THAN FIFTEEN (15) DAYS AFTER GRANTING OF THE SPECIAL USE PERMIT, THE HOLDER OF THE SPECIAL USE PERMIT SHALL DELIVER TO THE CITY A COPY OF EACH OF THE POLICIES OR CERTIFICATES REPRESENTING THE INSURANCE IN THE REQUIRED AMOUNTS.

#### **43.23. INDEMNIFICATION.**

- A) ANY APPLICATION FOR WIRELESS TELECOMMUNICATIONS FACILITIES THAT IS PROPOSED FOR CITY PROPERTY, PURSUANT TO THIS TITLE, SHALL CONTAIN A PROVISION WITH RESPECT TO INDEMNIFICATION. SUCH PROVISION SHALL REQUIRE THE APPLICANT, TO THE EXTENT PERMITTED BY LAW, TO AT ALL TIMES DEFEND, INDEMNIFY, PROTECT, SAVE, HOLD HARMLESS, AND EXEMPT THE CITY, AND ITS OFFICERS, COUNCILS, EMPLOYEES, COMMITTEE MEMBERS, ATTORNEYS, AGENTS, AND CONSULTANTS FROM ANY AND ALL PENALTIES, DAMAGES, COSTS, OR CHARGES ARISING OUT OF ANY AND ALL CLAIMS, SUITS, DEMANDS, CAUSES OF ACTION, OR AWARD OF DAMAGES, WHETHER COMPENSATORY OR PUNITIVE, OR EXPENSES ARISING THERE FROM, EITHER AT LAW OR IN EQUITY, WHICH MIGHT ARISE OUT OF, OR ARE CAUSED BY, THE PLACEMENT, CONSTRUCTION, ERECTION, MODIFICATION, LOCATION, PRODUCTS PERFORMANCE, USE, OPERATION, MAINTENANCE, REPAIR, INSTALLATION, REPLACEMENT, REMOVAL, OR RESTORATION OF SAID FACILITY, EXCEPTING, HOWEVER, ANY PORTION OF SUCH CLAIMS, SUITS, DEMANDS, CAUSES OF ACTION OR AWARD OF DAMAGES AS MAY BE ATTRIBUTABLE TO THE NEGLIGENT OR INTENTIONAL ACTS OR OMISSIONS OF THE CITY, OR ITS SERVANTS OR AGENTS. WITH RESPECT TO THE PENALTIES, DAMAGES, OR CHARGES REFERENCED HEREIN, REASONABLE ATTORNEYS' FEES, CONSULTANTS' FEES, AND EXPERT WITNESS FEES ARE INCLUDED IN THOSE COSTS THAT ARE RECOVERABLE BY THE CITY.
- B) NOTWITHSTANDING THE REQUIREMENTS NOTED IN SUBSECTION (A) OF THIS SECTION, AN INDEMNIFICATION PROVISION WILL NOT BE REQUIRED IN THOSE INSTANCES WHERE THE CITY ITSELF APPLIES FOR AND SECURES A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES.

#### **43.24. FINES.**

- A) IN THE EVENT OF A VIOLATION OF THIS TITLE OR ANY SPECIAL USE PERMIT ISSUED PURSUANT TO THIS TITLE, THE CITY MAY IMPOSE AND COLLECT, AND THE HOLDER OF THE SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES SHALL PAY TO THE CITY, FINES OR PENALTIES AS SET FORTH BELOW.
- B) FAILURE TO COMPLY WITH PROVISIONS OF THIS TITLE SHALL CONSTITUTE A MISDEMEANOR OF THE FIRST DEGREE AS DEFINED IN OHIO REVISED CODE SECTION 2929.21.

- C) NOTWITHSTANDING ANYTHING IN THIS TITLE, THE HOLDER OF THE SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES MAY NOT USE THE PAYMENT OF FINES, LIQUIDATED DAMAGES OR OTHER PENALTIES, TO EVADE OR AVOID COMPLIANCE WITH THIS TITLE OR ANY SECTION OF THIS TITLE. AN ATTEMPT TO DO SO SHALL SUBJECT THE HOLDER OF THE SPECIAL USE PERMIT TO TERMINATION OR REVOCATION OF THE SPECIAL USE PERMIT. THE CITY MAY ALSO SEEK INJUNCTIVE RELIEF TO PREVENT THE CONTINUED VIOLATION OF THIS TITLE, WITHOUT LIMITING OTHER REMEDIES AVAILABLE TO THE CITY.**

**43.25. DEFAULT AND/OR REVOCATION.**

**IF A WIRELESS TELECOMMUNICATIONS FACILITY IS REPAIRED, REBUILT, PLACED, MOVED, RELOCATED, MODIFIED OR MAINTAINED IN A WAY THAT IS INCONSISTENT OR NOT IN COMPLIANCE WITH THE PROVISIONS OF THIS CHAPTER OR OF THE SPECIAL USE PERMIT, THEN THE CITY SHALL NOTIFY THE HOLDER OF THE SPECIAL USE PERMIT IN WRITING OF SUCH VIOLATION. A PERMIT HOLDER IN VIOLATION MAY BE CONSIDERED IN DEFAULT AND SUBJECT TO FINES AS IN SECTION 43.25 AND IF A VIOLATION IS NOT CORRECTED TO THE SATISFACTION OF THE CITY IN A REASONABLE PERIOD OF TIME THE SPECIAL USE PERMIT IS SUBJECT TO REVOCATION.**

**43.26. REMOVAL OF WIRELESS TELECOMMUNICATIONS FACILITIES.**

- A) UNDER THE FOLLOWING CIRCUMSTANCES, THE CITY MAY DETERMINE THAT THE HEALTH, SAFETY, AND WELFARE INTERESTS OF THE CITY WARRANT AND REQUIRE THE REMOVAL OF WIRELESS TELECOMMUNICATIONS FACILITIES.**
- 1) WIRELESS TELECOMMUNICATIONS FACILITIES WITH A PERMIT HAVE BEEN ABANDONED (I.E. NOT USED AS WIRELESS TELECOMMUNICATIONS FACILITIES) FOR A PERIOD EXCEEDING NINETY (90) CONSECUTIVE DAYS OR A TOTAL OF ONE HUNDRED-EIGHTY (180) DAYS IN ANY THREE HUNDRED-SIXTY FIVE (365) DAY PERIOD, EXCEPT FOR PERIODS CAUSED BY FORCE MAJEURE OR ACTS OF GOD, IN WHICH CASE, REPAIR OR REMOVAL SHALL COMMENCE WITHIN 90 DAYS;**
  - 2) PERMITTED WIRELESS TELECOMMUNICATIONS FACILITIES FALL INTO SUCH A STATE OF DISREPAIR THAT IT CREATES A HEALTH OR SAFETY HAZARD;**
  - 3) WIRELESS TELECOMMUNICATIONS FACILITIES HAVE BEEN LOCATED, CONSTRUCTED, OR MODIFIED WITHOUT FIRST OBTAINING, OR IN A MANNER NOT AUTHORIZED BY, THE REQUIRED SPECIAL USE PERMIT, OR ANY OTHER NECESSARY AUTHORIZATION AND THE SPECIAL USE PERMIT MAY BE REVOKED.**
- B) IF THE CITY MAKES SUCH A DETERMINATION AS NOTED IN SUBSECTION (A) OF THIS SECTION, THEN THE CITY SHALL NOTIFY THE HOLDER OF THE SPECIAL USE PERMIT FOR THE WIRELESS TELECOMMUNICATIONS FACILITIES WITHIN FORTY-EIGHT (48) HOURS THAT SAID WIRELESS TELECOMMUNICATIONS FACILITIES ARE TO BE REMOVED, THE CITY MAY**

**APPROVE AN INTERIM TEMPORARY USE AGREEMENT/PERMIT, SUCH AS TO ENABLE THE SALE OF THE WIRELESS TELECOMMUNICATIONS FACILITIES.**

- C) THE HOLDER OF THE SPECIAL USE PERMIT, OR ITS SUCCESSORS OR ASSIGNS, SHALL DISMANTLE AND REMOVE SUCH WIRELESS TELECOMMUNICATIONS FACILITIES, AND ALL ASSOCIATED STRUCTURES AND FACILITIES, FROM THE SITE AND RESTORE THE SITE TO AS CLOSE TO ITS ORIGINAL CONDITION AS IS POSSIBLE, SUCH RESTORATION BEING LIMITED ONLY BY PHYSICAL OR COMMERCIAL IMPRACTICABILITY, WITHIN NINETY (90) DAYS OF RECEIPT OF WRITTEN NOTICE FROM THE CITY. HOWEVER, IF THE OWNER OF THE PROPERTY UPON WHICH THE WIRELESS TELECOMMUNICATIONS FACILITIES ARE LOCATED WISHED TO RETAIN ANY ACCESS ROADWAY TO THE WIRELESS TELECOMMUNICATIONS FACILITIES, THE OWNER MAY DO SO WITH THE APPROVAL OF THE CITY.**
- D) IF WIRELESS TELECOMMUNICATIONS FACILITIES ARE NOT REMOVED OR SUBSTANTIAL PROGRESS HAS NOT BEEN MADE TO REMOVE THE WIRELESS TELECOMMUNICATIONS FACILITIES WITHIN NINETY (90) DAYS AFTER THE PERMIT HOLDER HAS RECEIVED NOTICE, THEN THE CITY MAY ORDER OFFICIALS OR REPRESENTATIVES OF THE CITY TO REMOVE THE WIRELESS TELECOMMUNICATIONS FACILITIES AT THE SOLE EXPENSE OF THE OWNER OR SPECIAL USE PERMIT HOLDER.**
- E) IF, THE CITY REMOVES, OR CAUSES TO BE REMOVED, WIRELESS TELECOMMUNICATIONS FACILITIES, AND THE OWNER OF THE WIRELESS TELECOMMUNICATIONS FACILITIES DOES NOT CLAIM AND REMOVE IT FROM THE SITE TO A LAWFUL LOCATION WITHIN TEN (10) DAYS, THEN THE CITY MAY TAKE STEPS TO DECLARE THE WIRELESS TELECOMMUNICATIONS FACILITIES ABANDONED, AND SELL THEM AND THEIR COMPONENTS.**
- F) NOTWITHSTANDING ANYTHING IN THIS SECTION TO THE CONTRARY, THE CITY MAY APPROVE A TEMPORARY USE PERMIT/AGREEMENT FOR THE WIRELESS TELECOMMUNICATIONS FACILITIES, FOR NO MORE THAN NINETY (90) DAYS, DURING WHICH TIME A SUITABLE PLAN FOR REMOVAL, CONVERSION, OR RE-LOCATION OF THE AFFECTED WIRELESS TELECOMMUNICATIONS FACILITIES SHALL BE DEVELOPED BY THE HOLDER OF THE SPECIAL USE PERMIT, SUBJECT TO THE APPROVAL OF THE CITY, AND AN AGREEMENT TO SUCH PLAN SHALL BE EXECUTED BY THE HOLDER OF THE SPECIAL USE PERMIT AND THE CITY. IF SUCH A PLAN IS NOT DEVELOPED, APPROVED, AND EXECUTED WITHIN THE NINETY (90) DAY TIME PERIOD, THEN THE CITY MAY TAKE POSSESSION OF AND DISPOSE OF THE AFFECTED WIRELESS TELECOMMUNICATIONS FACILITIES IN THE MANNER PROVIDED IN THIS SECTION.**

#### **43.27. RELIEF.**

**ANY APPLICANT DESIRING RELIEF, WAIVER, OR EXEMPTION FROM ANY ASPECT OR REQUIREMENT OF THIS TITLE MAY REQUEST SUCH, PROVIDED THAT THE RELIEF OR EXEMPTION IS CONTAINED IN THE SUBMITTED APPLICATION FOR EITHER A SPECIAL USE PERMIT, OR IN THE CASE OF AN**



**EXISTING OR PREVIOUSLY GRANTED SPECIAL USE PERMIT A REQUEST FOR MODIFICATION OF ITS TOWER AND/OR FACILITIES. SUCH RELIEF MAY BE TEMPORARY OR PERMANENT, PARTIAL OR COMPLETE. HOWEVER, THE BURDEN OF PROVING THE NEED FOR THE REQUESTED RELIEF, WAIVER, OR EXEMPTION IS SOLELY ON THE APPLICATION TO PROVE. THE APPLICANT SHALL BEAR ALL COSTS OF THE CITY IN CONSIDERING THE REQUEST AND THE RELIEF, WAIVER OR EXEMPTION. NO SUCH RELIEF OR EXEMPTION SHALL BE APPROVED UNLESS THE APPLICANT DEMONSTRATES BY CLEAR AND CONVINCING EVIDENCE THAT, IF GRANTED THE RELIEF, WAIVER OR EXEMPTION WILL HAVE NO SIGNIFICANT EFFECT ON THE HEALTH, SAFETY, AND WELFARE OF THE CITY, ITS RESIDENTS AND OTHER SERVICE PROVIDERS.**

**43.28. PERIODIC REGULATORY REVIEW BY THE CITY.**

- A) THE CITY MAY AT ANY TIME CONDUCT A REVIEW AND EXAMINATION OF THIS ENTIRE TITLE.**
- B) IF AFTER SUCH A PERIODIC REVIEW AND EXAMINATION OF THIS TITLE, THE CITY DETERMINES THAT ONE OR MORE PROVISIONS OF THIS TITLE SHOULD BE AMENDED, REPEALED, REVISED, CLARIFIED, OR DELETED, THEN THE CITY MAY TAKE WHATEVER MEASURES ARE NECESSARY IN ACCORDANCE WITH APPLICABLE LAW IN ORDER TO ACCOMPLISH THE SAME. IT IS NOTED THAT WHERE WARRANTED, AND IN THE BEST INTERESTS OF THE CITY, THE CITY MAY REPEAL THIS ENTIRE TITLE AT ANY TIME.**
- C) NOTWITHSTANDING THE PROVISIONS OF SUBSECTIONS (A) AND (B) OF THIS SECTION, THE CITY MAY AT ANY TIME AND IN ANY MANNER (TO THE EXTENT PERMITTED BY FEDERAL, STATE, OR LOCAL LAW), AMEND, ADD, REPEAL, AND/OR DELETE ONE OR MORE PROVISIONS OF THIS TITLE.**

**43.29. ADHERENCE TO STATE AND/OR FEDERAL RULES AND REGULATIONS.**

- A) TO THE EXTENT THAT THE HOLDER OF A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES HAS NOT RECEIVED RELIEF, OR IS OTHERWISE, EXEMPT, FROM APPROPRIATE STATE AND/OR FEDERAL AGENCY RULES OR REGULATIONS, THEN THE HOLDER OF SUCH A SPECIAL USE PERMIT SHALL ADHERE TO, AND COMPLY WITH, ALL APPLICABLE RULES, REGULATIONS, STANDARDS, AND PROVISIONS OF ANY STATE OR FEDERAL AGENCY, INCLUDING, BUT NOT LIMITED TO, THE FAA AND THE FCC. SPECIFICALLY INCLUDED IN THIS REQUIREMENT ARE ANY RULES AND REGULATIONS REGARDING HEIGHT, LIGHTING, SECURITY, ELECTRICAL, AND RF EMISSION STANDARDS.**
- B) TO THE EXTENT THAT APPLICABLE RULES, REGULATIONS, STANDARDS, AND PROVISIONS OF ANY STATE OR FEDERAL AGENCY, INCLUDING BUT NOT LIMITED TO, THE FAA AND THE FCC, AND SPECIFICALLY INCLUDING ANY RULES AND REGULATIONS REGARDING HEIGHT, LIGHTING, AND SECURITY ARE CHANGED AND/OR ARE MODIFIED DURING THE DURATION**

**OF A SPECIAL USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITIES, THEN THE HOLDER OF SUCH A SPECIAL USE PERMIT SHALL CONFORM THE PERMITTED WIRELESS TELECOMMUNICATIONS FACILITIES TO THE APPLICABLE CHANGED AND/OR MODIFIED RULE, REGULATION, STANDARD, OR PROVISION WITHIN THE MAXIMUM OF TWENTY-FOUR (24) MONTHS OF THE EFFECTIVE DATE OF THE APPLICABLE CHANGED AND/OR MODIFIED RULE, REGULATION, STANDARD, OR PROVISION, OR SOONER AS MAY BE REQUIRED BY THE ISSUING IDENTITY.**

**43.30. CONFLICT WITH OTHER LAWS.**

**WHERE THIS TITLE DIFFERS OR CONFLICTS WITH OTHER LAWS, RULES, AND REGULATIONS, UNLESS THE RIGHT TO DO SO IS PREEMPTED OR PROHIBITED BY THE CITY, STATE OR FEDERAL GOVERNMENT, THIS TITLE SHALL APPLY.**