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TELECOMMUNICATIONS FACILITIES and the COMPREHENSIVE PLAN

THE TOWN OF VIENNA COMPREHENSIVE PLAN ESTABLISHES THE FOLLOWING POLICIES AND OBJECTIVES, AND RECOMMENDED LOCATIONS RELATIVE TO TELECOMMUNICATIONS FACILITIES (Approved by Town Council May 11, 1998).

The Town of Vienna Comprehensive Plan, Community Facilities and Services, Public Utilities, Major Public Utilities (page 47) reads as follows:

Major utility companies provide electric (Virginia Power), gas (Washington Gas), local wireline telephone (Bell Atlantic), and television cable (Media General) services to the community. Wireless telecommunications facilities may be located on private or public property in the Town, including rights-of-way, subject to approval of a conditional use permit, or, in the CMP zone, a site plan, as required by Chapter 18, Zoning, of the Vienna Town Code.

The Town of Vienna Comprehensive Plan, Community Facilities and Services for the Future, establishes the following Objectives:

- **OBJECTIVE.** Ensure that telecommunications facilities, including antennas, towers and monopoles, are located to minimize negative effects on adjoining properties. (Page 69)
- **OBJECTIVE.** Ensure that wireless telecommunications facilities, including antennas, towers and/or monopoles are located to minimize negative effects on adjoining properties. (page 72)

SUPPORTING POLICIES.

- Siting wireless telecommunications facilities in a residential zoning district is strongly discouraged.

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- The construction of new monopoles or towers is strongly discouraged and should be considered only as a last resort.
- Visual impacts of telecommunications facilities and any related structures should be minimized through the use of architecturally compatible design and materials, landscape plans, screening, and siting.
- Service providers should collocate their facilities to the maximum extent possible.
- New monopoles or towers should be constructed to hold multiple service providers and such monopole or tower owners should provide a letter of intent committing them and all successors in interest to allow shared use of the facilities subject to reasonable terms and conditions for collocation.
- Wireless service providers may locate new telecommunications facilities in the following areas, subject to submittal of justification and a technological analysis, and a conditional use permit or site plan approval as required by Chapter 18, Zoning:
 - 1) Town-owned property by lease agreement with the Town,
 - 2) Public rights-of-way by lease agreement with the Town with primary focus on:
 - Maple Avenue, East and West,
 - Mill Street, NE, and Dominion Road, NE,If boxes are proposed to be placed on utility poles their aesthetic impact on any planned streetscape renovations should be assessed;
 - 3) Virginia Power sub-station on Center Street, North;
 - 4) Existing utility transmission towers; and
 - 5) Commercial or Industrial zoned properties, with the exception of the C-1, Local Commercial zone.

ENCOURAGED LOCATIONS for TELECOMMUNICATION FACILITIES



LEGEND

- 1 - Northside Property Yard
- 3 - Town Hall
- 4 - Police Headquarters
- 5 - Bowman House
- 6 - Community Center
- VP = Virginia Power Sub Station
- (E) = Electric Transmission Towers

[] = C-1A, C-1B, C-2, CM, CMP
(commercial/industrial areas)

↑
North
n.t.s.

**GUIDELINES FOR THE PLACEMENT OF
WIRELESS TELECOMMUNICATIONS
FACILITIES, ANTENNAS AND MONOPOLES**

A. Definitions:

EQUIPMENT CABINET: A fully enclosed, roofed structure, housing only equipment (not personnel) related to the operation of a telecommunications facility located at the site.

GRAY AREA: an area with intermittent or weak reception of telecommunications signals.

MONOPOLE: A single, self-supporting pole-type structure, typically tapering from the base to top and supporting a fixture designed to hold one or more telecommunications antennas.

SATELLITE ANTENNA: an apparatus, usually dish shaped, to receive or transmit, or both receive and transmit communication signals to and from a relay located in planetary orbit.

TELECOMMUNICATIONS FACILITY: All antennas and supporting structures (including monopoles and towers) used for transmitting, receiving or relaying electronic signals used in connection with wireless telecommunications services (including such services as mobile cellular telephones and mobile radio system facilities). Any such facility must comply with Federal Communications Commission (FCC) regulations relating to electronic frequency emissions.

B. Location for Telecommunications Facilities:

Telecommunications facilities may be permitted as "Public Utilities and Services" after issuance of a Conditional Use Permit and Chapter 18, Zoning, Vienna Town Code.

Satellite antennas used for individual residential use are regulated by Section 18-147.1 of Chapter 18, Vienna Town Code, and do not require a Conditional Use Permit.

1. The location of telecommunications facilities, other than satellite antennas for individual residential use, is strongly discouraged in residential zoning districts.

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2. Service providers may locate new telecommunications facilities on commercial and industrial zoned properties, with the exception of the C-1, Local Commercial zone.
3. Service providers may locate new telecommunications facilities on Town owned lands and public rights-of-way.
 - a) Any use of Town-owned property or public rights-of-way, regardless of zoning district, will require execution by the applicant of a lease agreement with the Town acceptable to the Town Council and issuance of a Conditional Use Permit by the Board of Zoning Appeals pursuant to Article 21, Chapter 18, Vienna Town Code.
 - b) Lease agreements for telecommunications facilities should address: access for maintenance; removal on cessation of use; bonding; availability and charges for shared use; compensation to the Town for the use of public property; reimbursement of costs incurred by the Town; and other terms as necessary and appropriate.

C. Review Criteria and Standards

The following standards and criteria will be employed in determining whether to approve any proposed application for a telecommunications facility:

1. The proposed telecommunications facility should conform to the Town's Comprehensive Plan policies established for such facilities.
2. The applicant is authorized by the FCC as a telecommunications service provider.
3. The location must conform to all building restriction lines and setbacks in the applicable zoning district, except as otherwise provided in these guidelines.
4. The location should minimize any risk of personal injury or property damage to adjoining property owners and the applicant in the event such telecommunications facilities should collapse or otherwise become unstable.

5. The location should take advantage of existing topography, trees, structures and other obstructions to screen such telecommunications facilities from adjoining and nearby property owners to the extent possible; provided that such placement will not prevent compliance with the standards and criteria set forth in (3) and (4) above.
6. If a facility is to be located on an existing structure, the applicant must demonstrate that the proposed facility is physically and structurally compatible with the existing structure and that the existing structure is strong enough to support the proposed facility.

In granting a Conditional Use Permit, the Board of Zoning Appeals may impose conditions deemed necessary to minimize any adverse effect of the telecommunications facility on adjoining properties. Such conditions may include but are not limited to collocation with other such facilities, screening, landscaping, architectural compatibility and design, and removal if no longer utilized for its original purpose.

D. Monopole and Tower Guidelines

The construction of new monopoles or towers is strongly discouraged and should be considered only as a last resort.

Any application for a new monopole or tower under these guidelines must meet the following additional criteria:

1. The monopole or tower shall be camouflaged or designed to be aesthetically and architecturally compatible with the surrounding environment.
2. The facility should be located on the site so that when viewed from residential areas and public rights-of-way, it is neither visually solitary nor the most prominent feature of the site.
3. Any equipment cabinet shall be aesthetically and architecturally compatible with the surrounding environment. Compatible materials such as wood, brick or stucco

- should be used; metal exteriors are discouraged for equipment cabinets. All equipment must be located in the equipment cabinet.
4. Any equipment cabinet should be single story, with either a peaked or pitched roof, and no larger than 500 square feet in area.
 5. The base of the monopole or tower and any equipment cabinet should be screened from view of any nearby residential properties by a fence or hedge of adequate height and density.
 6. Unless otherwise required by the Federal Aviation Administration or the FCC, a monopole or tower should not be illuminated. If illumination is required, neighboring residential properties should be shielded from the illumination to the extent practicable while meeting the Federal requirements.
 7. The height of any monopole or tower shall not be more than is reasonably necessary to achieve desired coverage and permit collocation, but shall not in any circumstance exceed thirty-five (35) feet. Any variance to this height limit requires approval of the Board of Zoning Appeals pursuant to Article 23 of the Vienna Town Code.
 8. Any monopole or tower shall be located so that the distance from the base of the pole to any adjoining property line or right-of-way is at least the same distance as the pole's height. Equipment cabinets should be located a minimum of fifty (50) feet from any adjoining property line whenever possible. In cases where the proposed monopole or tower is located within or adjacent to a commercial and/or industrial district, these requirements may be reduced by up to fifty percent (50%) by the Board of Zoning Appeals.

E. Application Information

An application for a telecommunications facility must comply with Chapter 18, Zoning, of the Vienna Town Code and shall include the following:

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1. A copy of the applicant's FCC authorization to be a telecommunications service provider;
2. A written technical justification to support the proposed location;
3. A site plan drawn to scale showing the property boundaries, telecommunications facility location, equipment cabinet location, any existing structures, utilities, access, parking, fences, landscape plan, and existing land uses around the site, including all adjacent structures on adjoining properties;
4. A written description of the facility design and a diagram of the cross-section of the facility and any equipment cabinet;
5. Three hundred-sixty degree (360°) photographs of the site with the proposed facility added in at scale showing the relationship to surrounding properties;
6. A list of all radio frequencies (transmit and receive) that the applicant proposes to utilize at the site (including proposed output levels) and a technical study establishing that the frequencies will not interfere with any communication system;
7. A Letter of Intent for new monopoles or towers committing the applicant and all successors in interest to allow shared use of the facility subject to reasonable terms and conditions for collocation;
8. A Letter of Intent committing the applicant and all successors in interest to the removal of the facility at the owner's expense, once the facility is no longer utilized for its original purpose as determined by the Zoning Administrator. The determination of the Zoning Administrator may be appealed pursuant to Article 23, Chapter 18, Vienna Town Code.
9. For new monopoles, towers or equipment cabinets, a landscape plan consisting of the following shall be subject to review and approval by the Board of Architectural Review:

- (a). perimeter site landscaping of evergreen trees or shrubs at least four (4) feet high when planted and an ultimate minimum height of eight (8) feet, and spaced not more than fifteen (15) feet apart;
 - (b) at least one row of evergreen shrubs or trees planted within twenty (20) feet of the base of the monopole or tower structure, and enclosure by a black or green vinyl-coated fence within eight (8) feet of the base;
 - (c) Screening of any equipment cabinet by a six (6) foot fence, or evergreen hedge with an ultimate minimum height of eight (8) feet and planted height of four (4) feet;
 - (d) preservation of existing on-site vegetation to the maximum extent possible.
10. A map indicating the proposed coverage/service area and identification of any gray areas.

F. Additional Requirements

- 1. Applicants proposing to locate a telecommunications facility on private property shall submit a written statement to the Zoning Administrator documenting the applicant's efforts to address the above Review Criteria and Standards.
- 2. The applicant shall identify a contact person prior to the construction of the facility and throughout the facility's period of use.

G. Exemptions

- 1. Receive-only satellite antennas specifically exempted from local regulation by FCC ruling are not covered by these guidelines.