

Proposed Changes:

Table 21A.40.090E

- VZW proposes modifying the table to include Stealth [Facilities with Antennas](#) as they are one of the seven facility types identified in 21A.40.090E.2. Adding this type of the facility provides clarity to the code as to what zoning districts allow for stealth [facilities with antennas](#), the height of stealth [facilities with antennas](#) and what type of use stealth [facilities with antennas](#) are. Allowing stealth [facilities with antennas](#) in all zoning districts is consistent with the current section of the code 21A.40.090E.2.f.1 that allows Stealth [Facilities with Antennas](#) in any zoning district.

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	Wall Mount ³	Roof Mount ³	Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³		Stealth Facilities with Antennas 60' Or Exceeding The Maximum Height Limit Of The Zone	Lattice Tower
			District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone		
Residential districts:								
R-1/12,000	P ¹						P	
R-1/7,000	P ¹						P	
R-1/5,000	P ¹						P	
SR-1	P ¹						P	

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			Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³		Stealth Facilities with Antennas	Lattice Tower
			District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone		
		Wall Mount ³	Roof Mount ³					
SR-3		P ¹					<u>P</u>	
R-2		P ¹					<u>P</u>	
RMF-30		P ¹					<u>P</u>	
RMF-35		P ¹					<u>P</u>	
RMF-45		P	C				<u>P</u>	
RMF-75		P	C				<u>P</u>	
Mixed use - residential/ office districts:								
RB		P ¹					<u>P</u>	
R-MU		P	C				<u>P</u>	
RO		P ¹					<u>P</u>	

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			District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone		
Commercial/manufacturing districts:								
CN	P ¹						<u>P</u>	
CB	P	C					<u>P</u>	
CS	P	P					<u>P</u>	
CC	P	P	P	C	C	C	<u>P</u>	
CSHBD	P	P	P	C	C	C	<u>P</u>	
CG	P	P	P	C	C	C	<u>P</u>	C
D-1	P	P	P	C	C	C	<u>P</u>	
D-2	P	P	P	C	C	C	<u>P</u>	
D-3	P	P	P	C	C	C	<u>P</u>	
D-4	P	P	P	C	C	C	<u>P</u>	

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		Wall Mount ³	Roof Mount ³	Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³		Stealth Facilities with Antennas 60' Or Exceeding The Maximum Height Limit Of The Zone	Lattice Tower
				District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone		
G-MU		P	P	P	C	C	C	<u>P</u>	
M-1		P	P	P ⁴	C ⁴	P ⁴	C ⁴	<u>P</u>	C ⁴
M-2		P	P	P	C	P	C	<u>P</u>	C
Special purpose districts:									
RP		P	C					<u>P</u>	
BP		P	P	P	C	C	C	<u>P</u>	
AG		P ¹	P ¹	C	C	C		<u>P</u>	
AG-2		P ¹	P ¹	C	C	C		<u>P</u>	
AG-5		P ¹	P ¹	C	C	C		<u>P</u>	
AG-20		P ¹	P ¹	C	C	C		<u>P</u>	
A		P	P	P	P	P	C	<u>P</u>	C

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			Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³		Stealth Facilities with Antennas 60' Or Exceeding The Maximum Height Limit Of The Zone	Lattice Tower
			District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone		
		Wall Mount ³	Roof Mount ³					
PL	P	C					P	
PL-2	P	C					P	
I	P	C					P	
UI	P	P	C	C	C		P	
OS ²			C	C	C	C	P	C
EI	P	P	P	C	C	C	P	
MU	P	C					P	

Notes:

P Permitted use

C Conditional use

1. Allowed as a permitted use on a residential building consisting of 4 or more attached dwelling units and on nonresidential buildings.

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Zoning Administrator approval is required to assure compliance to subsection E2a of this section.

2. New telecommunications towers are allowed outside the telecommunication corridor in the OS Zone for public safety, public security, or Salt Lake City Public Utilities Department purposes only.

3. Collocation of a wireless telecommunication facility is allowed per subsection E4 of this section.

4. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.

21A.40.090E.2.f (Facility Types – Stealth Facilities with Antennas)

2. Facility Types: Low power radio services facilities are characterized by the type or location of the antenna structure. There are seven (7) general types of such antenna structures: wall mounted antennas; roof mounted antennas; monopoles with antennas and antenna support structure less than two feet (2') in width; monopoles with antennas and antenna support structure greater than two feet (2') in width; lattice towers; stealth [facilities with](#) antennas; and utility pole mounted antennas. Standards for the installation of each type of antenna are as follows:

f. Stealth [Facilities with](#) Antennas:

(1) A telecommunication [facility with](#) antennas completely disguised as another object or otherwise concealed from view thereby concealing the intended use and appearance of the facility, shall be allowed in all zoning districts subject to meeting the provisions contained in section [21A.40.090E and tables 21A.40.090E-21A.36.020, tables 21A.36.020B and 21A.36.020C of this title](#). The [telecommunication facility with antennas](#) shall conform to the dimensions of the object it is being disguised as and the location of the stealth facility shall be in concert with its surrounding. Examples of stealth facilities include, but are not limited to, flagpoles, light pole standards, [monopines](#) or architectural elements such as dormers, steeples and chimneys. Final determination regarding stealth [poles-facilities](#) shall be made by the Planning Director based on these standards. The electrical equipment shall be located in accordance with subsection E3 of this section. [The height limit for stealth facilities shall be limited as per Table 21A.40.090E of this section.](#)

(2) Antennas Located Within Existing Structures Where There Is No Exterior Evidence Of The Antennas: Antennas located within an existing structure constructed prior to the effective date hereof shall be a permitted use in all zoning districts provided that:

(A) There shall not be any exterior evidence of the antenna or support structure.

(B) The electrical equipment structure shall be located within the existing structure with no exterior evidence of existence, or in compliance with the location requirements as noted in subsection E3 of this section.

21A.40.090E.5 (Height)

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5. Height Limit: The height limit for monopoles, [stealth facilities with antennas](#) and lattice towers shall be limited as per table [21A.40.090E](#) of this section.

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