

**VZW Application for SAL Asgard (macro facility) – Proposed Text Amendment to Address Height Limitations in Public Land Zone District**

**Factual Info**

- Initial Application Request: 80’ Monopine – RF has agreed to reduce height to 60’ to accommodate height issue
- Address of Proposed Facility Location: West 700 South, Salt Lake City, 84104
- Pioneer Precinct (SLC Police Dept.)
- Zoning District: Public Lands (PL)
  - Info from Planner: The Public Lands (PL) district lists a maximum height of 75’ for specific uses such as local government facilities, government offices, arenas, etc. Other uses, which would include a stealth antenna, are limited to 35’ in height. Because there is no specific height exception listed in 21A.36.020.C for a stealth antenna designed to look like a tree, the proposed 80’ stealth antenna is not permitted at this location.
- Relevant SLC Code Sections
  - 21A.32.070(D)(1) – PL Public Lands District
  - Table 21A-40-090E – Wireless Telecommunications Facilities

**Proposed Code Amendment**

1. Amend Section 21A.32.070(D)(1) to include wireless facilities as a use that is permitted in the PL district up to the maximum height of 75 feet. This will provide for greater flexibility for wireless communications facilities in the PL district on a going forward basis.
2. Amend Section Table 21A.40.090E to state that wireless facilities are a conditional use in the PL district.

**21A.32.070: PL PUBLIC LANDS DISTRICT:**

- A. Purpose Statement: The purpose of the PL Public Lands District is to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities. This district is appropriate in areas of the City where the applicable master plans support this type of land use.
- B. Uses: Uses in the PL Public Lands District, as specified in section [21A.33.070](#), "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title, are permitted subject to the general provisions set forth in section [21A.32.010](#) of this chapter and this section.
- C. Minimum Lot Area And Lot Width:

Land Use	Minimum Lot Area	Minimum Lot Width
Public schools	5 acres	150 feet
Other permitted uses	20,000 square feet	75 feet

D. Maximum Building Height:

1. Local government facilities, prison or jail, government offices, arenas, stadiums, fairgrounds, ~~and~~ exhibition halls, ~~and~~ Stealth Facilities with Antennas (as defined in Section 21A.40.090E.2.f): Seventy five feet (75'); provided, that where adjacent to a zoning district allowing greater height, the height standard of the adjacent district shall apply.
2. Other uses: Thirty five feet (35').

E. Minimum Yard Requirements:

1. Public School:
  - a. Front Yard: Thirty feet (30').
  - b. Corner Side Yard: Thirty feet (30').
  - c. Interior Side Yard: Fifty feet (50').
  - d. Rear Yard: One hundred feet (100').
2. Other Uses:
  - a. Front Yard: Thirty feet (30').
  - b. Corner Side Yard: Thirty feet (30').
  - c. Interior Side Yard: Twenty feet (20').
  - d. Rear Yard: Thirty feet (30').
3. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in required yard areas subject to section 21A.36.020, table 21A.36.020B of this title.

F. Required Landscape Yards: All front and corner side yards shall be maintained as landscaped yards in conformance with the requirements of [chapter 21A.48](#) of this title.

G. Landscape Buffers: When a lot in the PL Public Lands District abuts a lot in a Single-Family or Two-Family Residential District, landscape buffers, in accordance with the requirements of [chapter 21A.48](#) of this title, shall be required. (Ord. 66-13, 2013: Ord. 12-11, 2011: Ord. 26-95 § 2(16-6), 1995)

**Table 21A.40.090E**

- VZW has added Stealth Facilities with Antennas as a conditional use for Public Lands (PL) district to align with the above proposal. Also, the City should consider 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. The City staff along with Planning & Zoning Commission and City Council can determine what other zoning districts may allow Stealth Facilities with Antennas.

	Wall Mount <sup>3</sup>	Roof Mount <sup>3</sup>	Monopole With Antennas And Antenna Support Structure Less Than 2' Wide <sup>3</sup>		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide <sup>3</sup>		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 <sup>1</sup>							
R-1/7,000	P <sup>1</sup>							
R-1/5,000	P <sup>1</sup>							
SR-1	P <sup>1</sup>							
SR-3	P <sup>1</sup>							

		Wall Mount <sup>3</sup>	Roof Mount <sup>3</sup>	Monopole With Antennas And Antenna Support Structure Less Than 2' Wide <sup>3</sup>		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide <sup>3</sup>		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		
	R-2	P <sup>1</sup>							
	RMF-30	P <sup>1</sup>							
	RMF-35	P <sup>1</sup>							
	RMF-45	P	C						
	RMF-75	P	C						
Mixed use - residential/ office districts:									
	RB	P <sup>1</sup>							
	R-MU	P	C						
	RO	P <sup>1</sup>							
Commercial/manufacturing districts:									

			Monopole With Antennas And Antenna Support Structure Less Than 2' Wide <sup>3</sup>		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide <sup>3</sup>				
			Wall Mount <sup>3</sup>	Roof Mount <sup>3</sup>	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)
	CN	P <sup>1</sup>							
	CB	P	C						
	CS	P	P						
	CC	P	P	P	C	C	C		
	CSHBD	P	P	P	C	C	C		
	CG	P	P	P	C	C	C		C
	D-1	P	P	P	C	C	C		
	D-2	P	P	P	C	C	C		
	D-3	P	P	P	C	C	C		
	D-4	P	P	P	C	C	C		
	G-MU	P	P	P	C	C	C		

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

			Monopole With Antennas And Antenna Support Structure Less Than 2' Wide <sup>3</sup>		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide <sup>3</sup>				
			Wall Mount <sup>3</sup>	Roof Mount <sup>3</sup>	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)
	PL-2	P	C						
	I	P	C						
	UI	P	P	C	C	C			
	OS <sup>2</sup>			C	C	C	C		C
	EI	P	P	P	C	C	C		
	MU	P	C						

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. 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:

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.36.020](#), tables 21A.36.020B and 21A.36.020C of this title. Stealth facilities with antennas not included in Table 21A.36.020C will be allowed according to this section 21A.40.090E and Table 21A.40.090E. The antenna 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.