

ORDINANCE NO. 019-48

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE CITY OF GLENDALE, ARIZONA, BY APPROVING ZONING TEXT AMENDMENT ZTA18-02 FOR THE WIRELESS FACILITIES ZONING TEXT AND AMENDING THE ZONING ORDINANCE AS FOLLOWS: ARTICLE 2 (DEFINITIONS AND RULES OF CONSTRUCTION), ARTICLE 5 (ZONING DISTRICT REGULATIONS) AND ARTICLE 7 (GENERAL DEVELOPMENT STANDARDS); PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED.

WHEREAS, the City of Glendale Planning Commission held a public hearing on April 4, 2019 in zoning text amendment case ZTA18-02 in the manner prescribed by law for the purpose of amending various sections of the Zoning Ordinance related to Wireless Communication Facilities, and

WHEREAS, due and proper notice of such public hearing was given in the time, form, substance and manner provided by law including publication of such notice in *The Glendale Star* on March 15, 2019; and

WHEREAS, the City of Glendale Planning Commission has recommended to the mayor and the council approval of the zoning text amendment; as aforesaid and the mayor and the council desire to accept such recommendation and amend various sections of the zoning ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That the Zoning Ordinance of the City of Glendale, Arizona, Article 2 (Definitions and Rules of Construction), Section 2.300, the following definitions are to be hereby removed:

~~**Alternative Design Tower** Artificial trees, clock towers, and similar non-traditional structures that are compatible with the existing setting or structures and camouflage or partially conceal the presence of antennas or towers. This includes any antenna or antenna array attached to the alternative design structure.~~

~~**“Alternative Tower Structure”** Ball field light poles, street lights, electric utility poles, water towers and similar existing structures. This includes any antenna or antenna array attached to the alternative tower structure.~~

“Antenna” The surface from which wireless radio signals are sent from and received by a wireless communication facility. Antenna includes whip antenna, panel antenna, and dish antenna. Any antenna not specifically described herein shall be regulated in conformity with the type of antenna described herein which most closely resembles such antenna.

A.

Whip antenna is a long and thin device that transmits and/or receives radio frequency signals in a three hundred sixty (360) degree radial pattern. Typically size is two (2) to six (6) inches in diameter and one (1) to eighteen (18) feet in height.

B.

Panel antenna is a relatively flat rectangle device that transmits and/or receives radio frequency signals in a directional pattern of less than three hundred sixty (360) degrees. Typical size is four (4) to five (5) feet high, six (6) to twelve (12) inches wide, and six (6) to eight (8) inches deep.

C.

Dish antenna is a bowl-shaped device for the reception and/or transmission of radio frequency communication signals in a specific directional pattern. Typical size is four (4) to six (6) feet in diameter, and one (1) to three (3) feet deep.

“Antenna Array” One (1) or more whip, panel, or dish antennas used for the transmission or reception of radio frequency signals. The antenna array does not include the support structure.

“Building-Mounted Antenna” Any antenna that is attached to the wall of, or integrated into buildings, church steeples, cooling towers, elevator bulkheads, parapets, or penthouses.

“Co-location” The use of a single mount and/or site by more than one wireless service provider.

“Equipment Shelter” A cabinet or building located at the base of or near a wireless communication facility within which are housed, among other things, batteries and electrical equipment. This equipment is connected to the antenna by cable.

“Monopole” A tower used exclusively for wireless communication that is self-supporting with a single shaft of steel, concrete or wood.

“Mount” The ground, base pad, or the structure to which a wireless communication facility is attached.

“Rooftop Mounted Antenna” An antenna that is located on top of roof and is not a wall-mount or an alternative design structure.

“Tower” A structure consisting of more than a single shaft of steel or concrete used to elevate an antenna for wireless communication or broadcasting.

“Tower Height” When referring to a tower or alternative structure, the distance measured from the finished grade of the parcel to the highest point on the other structure including the base pad.

“Wireless Communication Facility” Facility for the provision of personal wireless services as defined by the Telecommunications Act of 1996, and any amendments thereto. Wireless communication facilities are composed of two or more of the following components: antenna, mount, equipment shelter, and wall or security barrier.;

and

That the Zoning Ordinance of the City of Glendale, Arizona, Article 2 (Definitions and Rules of Construction), Section 2.300, the following definitions are added:

“Wireless Communication Facility (WCF)” A facility that sends and/or receives wireless communication signals, including, but not limited, to antennas, microwave dishes, antenna

structures, towers, equipment enclosures and the land upon which they are all situated. Wireless Communication Facilities can be concealed, disguised or visible.

“Wireless Communications Facility, Antenna” Any structure or device used to transmit and/or receive wireless signals for the provision of cellular, paging, personal communications services and microwave communications. Such structures and devices include, but are not limited to, directional antennas, such as panel antennas, microwave dishes and satellite dishes, and omnidirectional (WHIP) antennas.

“Wireless Communications Facility, Antenna Structure” An antenna and its associated structure, such as a monopole or tower and co-axial cables.

“Wireless Communications Facility, Cell On Wheels (COW)” A portable self-contained cell site that can be moved to a location and set up to provide personal wireless services on a temporary or emergency basis. A COW is normally vehicle-mounted and contains a telescoping boom as the antenna support structure.

“Wireless Communications Facility, Co-Location” The act of siting multiple wireless communications providers in the same location and on the same support structure. Collocation also means locating one or more additional Wireless Communication Facilities on a structure designed for a different purpose such as, but not limited to, buildings, water tanks, towers, flagpole or utility poles without the need to construct a new support structure.

“Wireless Communication Facility, Co-Located” A facility owned by one or more wireless communication service providers that is attached to a facility or site owned by a different wireless communication service provider.

“Wireless Communication Facility, Concealed” A facility designed to be architecturally integrated into a building so that the antenna, support structures, cabling and equipment are completely encased or hidden or designed in a manner that blends into the environment so the antenna structure cannot be seen or, if seen, cannot be recognized as Wireless Communication Facilities. Concealed Wireless Communication Facilities include, but are not limited to, architecturally screened roof-mounted facilities such as elevator or stairway penthouses, chimneys, flues, vents and roof-top equipment storage areas. Artwork or architectural design features such as church spires, clock towers and signs or flag poles may also be considered concealed Wireless Communication Facilities if they encase or hide the Wireless Communication Facility.

“Wireless Communication Facility, Disguised” A facility designed and sited so that the antenna structure is minimally obtrusive and appears to be part of the physical surroundings. Disguised Wireless Communication Facilities include, but are not limited to, a monopalm, a monocactus, or monopine. The location of a wireless communication facility on athletic field light poles, water towers, street lights, traffic light or utility poles, walls and fences, and suspended wire antennas would also be considered disguised if the antennas, cabling and related equipment and structures are not commonly recognized as a Wireless Communication Facility.

“Wireless Communication Facility, Equipment Enclosure” A tract or area of land enclosed by a solid wall that contains one or more Wireless Communication Facility antennas, their associated equipment shelters and other equipment associated with and ancillary to wireless communication.

“Wireless Communication Facility, Equipment Shelter” A fully enclosed structure, cabinet or vault located at the base of or near a Wireless Communication Facility that is used to house and protect the electronic and supporting equipment necessary for processing wireless communication signals. An equipment shelter often has, among other things, batteries, generators, electrical equipment, one or more air conditioning units, a power meter and disconnect located on the outside.

“Wireless Communication Facility, Monocactus” A single, freestanding and unguyed three-dimensional structure in the shape of a saguaro or similar cactus erected on the ground that houses one or more antenna. The structure must be anatomically correct in its color, texture and design to give the appearance of a cactus. For purposes of this ordinance, a monocactus is not a tower.

“Wireless Communication Facility, Monopalm” A single, freestanding and unguyed structure in the shape of a palm tree erected on the ground that supports one or two disguised antenna. The structure must be anatomically correct in its color, texture and design to give the appearance of a palm tree. For purposes of this ordinance, a monopalm is not a tower.

“Wireless Communication Facility, Monopine” A single, freestanding and unguyed structure in the shape of a pine tree erected on the ground that supports one or more antenna. The structure must be anatomically correct in its color, texture and design to give the appearance of a pine tree. For purposes of this ordinance, a monopine is not a tower.

“Wireless Communication Facility, Monopole” A single, freestanding and unguyed pole-type structure erected on the ground that supports one or more antenna. For purposes of this ordinance, a monopole is not a tower.

“Wireless Communication Facility, Support Equipment” Any equipment serving or being used in conjunction with a Wireless Communication Facility or support structure. This equipment includes, but is not limited to, utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters or other structures.

“Wireless Communication Facility, Support Structure” A structure that supports a Wireless Communication Facility including, but not limited to, monopoles, towers, utility poles and other freestanding self-supporting structures.

“Wireless Communication Facility, Tower” A lattice-type structure, guyed or freestanding, that supports, holds or contains equipment that sends and/or receives wireless communication signals, including, but not limited to, antennas.

“Wireless Communication Facility, Visible” A facility that is clearly recognized and not concealed or disguised.

“Wireless Communication Service Provider” the entity that is responsible for providing wireless communication to the general public, private sector, or governmental or quasi-governmental agency that owns or operates and maintains a wireless communication facility;

and

That the following sections of the Zoning Ordinance of the City of Glendale, Arizona, Article 5 (Zoning District Regulations) are removed:

5.103 - Uses Subject to Conditions.

D. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

1. ~~Building mounted antennas may locate on buildings used for non-residential uses including churches, schools, public buildings, and other institutional uses.~~
2. ~~Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.~~

5.123 - Uses Subject to Conditions.

E. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

1. ~~Building mounted antennas may locate on buildings used for non-residential uses including churches, schools, public buildings, and other institutional uses.~~
2. ~~Alternative structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.~~

5.203 - Uses Subject to Conditions.

F. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

1. ~~Building mounted antennas may locate on buildings used for non-residential uses including churches, schools, public buildings, and other institutional uses.~~
2. ~~Alternative structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.~~

5.303 - Uses Subject to Conditions.

E. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

1. Building mounted antennas may locate on buildings used for non-residential uses including churches, schools, public buildings, and other institutional uses.
2. Alternative structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

5.323 - Uses Subject to Conditions.

F. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

1. Building mounted antennas may locate on buildings used for non-residential uses including churches, schools, public buildings, and other institutional uses.
2. Alternative structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

5.413 - Uses Subject to Conditions.

E. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

1. Building mounted antennas may locate on buildings used for nonresidential uses including churches, schools, public buildings, and other institutional uses.
2. Alternative structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for nonresidential use or in public right-of-way subject to approval of City Engineer.

5.423 - Uses Subject to Conditions.

C. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

1. Building mounted antennas may locate on buildings used for nonresidential uses including churches, schools, public buildings, and other institutional uses.
2. Wall mounted antennas are permitted subject to applicable design guidelines.
3. Alternative structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for nonresidential use or in public right-of-way subject to approval of City Engineer.

5.433 - Uses Subject to Conditions.

C. Wireless communication facilities, subject to [Section 7.506](#) and [7.600](#).

1. Building mounted antennas may locate on buildings used for non-residential uses including churches, schools, public buildings, and other institutional uses.
2. Wall mounted antennas are permitted subject to applicable design guidelines.
3. Alternative structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

5.443 - Uses Subject to Conditions.

C. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

1. Building mounted antennas may locate on buildings used for non-residential uses including churches, schools, public buildings, and other institutional uses.
2. Wall mounted antennas are permitted subject to applicable design guidelines.
3. Alternative structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

5.503 - Uses Subject to Conditions.

C. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

1. Building mounted antennas may locate on buildings used for non-residential uses including churches, schools, public buildings, and other institutional uses.
2. Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

5.523 - Uses Subject to Conditions.

B. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

1. Building mounted antennas and roof top mounted antennas.
2. Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

5.524 - Uses Subject to Conditional Use Permit.

F. ~~Wireless communication facilities—new monopole or changes to existing tower subject to development standards in Table 3-A.~~

G. ~~Wireless communication facilities—alternative design tower structure.~~

H. ~~Wireless communication facilities—alternative tower structure, otherwise not permitted under [Section 7.506](#).~~

5.543 - Uses Subject to Conditions.

C. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

~~1. Building mounted antennas and rooftop mounted antennas.~~

~~2. Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.~~

5.544 - Uses Subject to Conditional Use Permit.

~~B. Wireless communication facilities—new monopole or changes to existing tower subject to development standards in Table 3-A.~~

~~C. Wireless communication facilities—alternative design tower.~~

~~D. Wireless communication facilities—alternative tower structure, otherwise not permitted under [Section 7.506](#).~~

5.612A - Uses subject to conditions.

Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

~~1. Building mounted antennas and rooftop mounted antennas.~~

~~2. Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.~~

5.704 - Uses Subject to Conditions.

B. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

~~1. Building mounted antennas and rooftop mounted antennas.~~

~~2. Alternative tower structure mounted antennas that utilize an existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of city engineer.~~

5.705 - Uses Subject to Conditional Use Permit.

- ~~C. Wireless communication facilities—new monopole or changes to existing tower subject to development standards in Table 3-A.~~
- ~~D. Wireless communication facilities—alternative design tower.~~
- ~~E. Wireless communication facilities—alternative tower structure, otherwise not permitted under [Section 7.506](#).~~

5.713 - Uses Subject to Conditions.

- B. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).
 - ~~1. Building mounted antennas and rooftop mounted antennas.~~
 - ~~2. Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.~~

5.714 - Uses Subject to Conditional Use Permit.

- ~~H. Wireless communication facilities—new monopole or changes to existing tower subject to development standards in Table 3-A.~~
- ~~I. Wireless communication facilities—alternative design tower.~~
- ~~J. Wireless communication facilities—alternative tower structure, otherwise not permitted under [Section 7.506](#).~~

5.733 - Uses Subject to Conditions.

- B. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).
 - ~~1. Building mounted antennas and rooftop mounted antennas.~~
 - ~~2. Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.~~

5.734 - Uses Subject To Conditional Use Permit.

- ~~C. Wireless communication facilities—new monopole or changes to existing tower subject to development standards in Table 3-A.~~
- ~~D. Wireless communication facilities—alternative design tower.~~
- ~~E. Wireless communication facilities—alternative tower structure, otherwise not permitted under [Section 7.506](#).~~

5.753 - Uses Subject to Conditions.

- C. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).
 - ~~1. Building mounted antennas and rooftop mounted antennas.~~

2. Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

5.754 - Uses Subject to Conditional Use Permit.

S. Wireless communication facilities—new monopole or changes to existing tower subject to development standards in Table 3-A.

T. Wireless communication facilities—alternative design tower.

U. Wireless communication facilities—alternative tower structure, otherwise not permitted under [Section 7.506](#).

5.773 - Uses Subject to Conditions.

D. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

1. Building mounted antennas and rooftop mounted antennas.

2. Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

5.774 - Uses Subject to Conditional Use Permit.

C. Wireless communication facilities—new monopole or changes to existing tower subject to development standards in Table 3-A.

D. Wireless communication facilities—alternative design tower.

E. Wireless communication facilities—alternative tower structure, otherwise not permitted under [Section 7.506](#).

5.785 - Uses Subject to Conditions.

B. Wireless communication facilities, subject to Sections [7.506](#) And [7.600](#).

1. Building mounted antennas and rooftop mounted antennas.

2. Alternative tower structure mounted antennas that utilize an existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

5.786 - Uses Subject to Conditional Use Permit.

G. Wireless communication facilities—new monopole or changes to existing tower subject to development standards in Table 3-A.

H. Wireless communication facilities—alternative design tower.

I. Wireless communication facilities—alternative tower structure, otherwise not permitted under [Section 7.506](#).

5.813 - Uses Subject to Conditions.

Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

- ~~1. Building mounted antennas and rooftop mounted antennas.~~
- ~~2. Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.~~

5.814 - Uses Subject to Conditional Use Permit.

~~G. Wireless communication facilities new monopole or changes to existing tower subject to development standards in Table 3-A.~~

~~H. Wireless communication facilities alternative design tower.~~

~~I. Wireless communication facilities alternative tower structure, otherwise not permitted under [Section 7.506](#).~~

5.843 - Uses Subject to Conditions.

B. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

- ~~1. Building mounted antennas and rooftop mounted antennas.~~
- ~~2. Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.~~

5.844 - Uses Subject to Conditional Use Permits.

~~E. Wireless communication facilities new monopole or changes to existing tower subject to development standards in Table 3-A.~~

~~F. Wireless communication facilities alternative design tower.~~

~~G. Wireless communication facilities alternative tower structure, otherwise not permitted under [Section 7.506](#).~~

5.863 - Uses Subject to Conditions.

B. Wireless communication facilities, subject to Sections [7.506](#) and [7.600](#).

- ~~1. Building mounted antennas and rooftop mounted antennas.~~
- ~~2. Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be~~

located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

5.864 - Uses Subject to Conditional Use Permit.

M. ~~Wireless communication facilities-new monopole or changes to existing tower subject to development standards in Table 3-A.~~

N. ~~Wireless communication facilities-alternative design tower.~~

O. ~~Wireless communication facilities-alternative tower structure, otherwise not permitted under [Section 7.506](#).~~

and

That the Zoning Ordinance of the City of Glendale, Arizona, Article 7 (General Development Standards), Section 7.506 (Wireless Communication Facilities), Section 7.600 (Wireless Communication Facilities), and Table 3A (found after Article 5, Section 5.913) are removed with the following to be added in its place:

~~7.506 - Wireless Communication Facilities.~~

~~A. Rooftop Mounted Antennas.~~

~~1. Roof mounted antennas may exceed the maximum height of the zoning district but shall not extend more than ten (10) feet above the existing building height.~~

~~2. The antenna array scale and visibility shall be minimized.~~

~~3. Equipment shelters may locate on the building roof if screened from view of surrounding properties.~~

~~B. Building Mounted Antennas.~~

~~1. Antennas shall not extend above the height of the wall on which they are located or integrated.~~

~~2. Antennas shall not project more than twelve (12) inches from the existing building wall.~~

~~3. Equipment shelters may locate on the building roof if screened from view of surrounding properties.~~

~~C. Alternative Tower Structure.~~

~~1. The maximum additional height permitted by extension of an existing pole or by replacement pole is fifteen (15) feet.~~

~~2. The maximum increase in pole diameter from the existing pole by the replacement pole is fifty (50) percent.~~

~~3. The maximum width of the antenna array shall be four (4) feet.~~

~~(Ord. No. 2002, § 5, 4-28-98)~~

~~Section 7.600 - Wireless Communication Facilities.~~

7.601 – General Provisions.

- A. All wireless communication facilities shall have an identification plaque no larger than 12 inches by 12 inches permanently affixed which clearly identifies the name, address, and emergency phone number of the provider. No other identification or sign as defined by the Zoning Ordinance is permitted on monopoles or related facilities.
- B. The minimum setbacks for the zoning district shall apply to all towers, equipment shelters, and accessory buildings. The dimensions of the entire lot or parcel shall apply and not the dimensions of the leased area.
- C. Adequate screening from off-site views shall be required as determined at the time of Design Review.
- D. Any monopole, tower, or alternative tower structure which is not in use for six (6) months shall be removed by the property owner. The removal shall occur within ninety (90) days of the end of such six (6) month period. If the alternative tower structure includes an extension or replacement of the original structure, the structure shall be returned to the original height and condition.

(Ord. No. 2002, § 5, 4-28-98)

7.602 – Monopoles.

- A. New monopoles must be separated by a minimum distance of one-quarter ($\frac{1}{4}$) mile from any other monopole.
- B. Monopole must be setback from residential zoned properties a minimum distance of twice the height of the tower.
- C. Monopoles must be setback from any arterial or major arterial street a minimum of one hundred and fifty (150) feet.
- D. Monopole towers and antennas shall not be illuminated or display warning lights unless required by the Federal Aviation Administration or other federal or state authority.
- E. Any access road to a monopole site shall be paved.
- F. One (1) paved parking space shall be provided on site unless otherwise provided on adjacent property.
- G. All new monopoles over fifty (50) feet in height shall be constructed to allow for collocation by other wireless providers. The applicant shall demonstrate that the engineering of the tower

and the placement of ground mounted facilities will not preclude other providers. The owner of the proposed tower must certify in writing that the tower will be available for use by other wireless communication providers on a economically reasonable and non-discriminatory basis.

(Ord. No. 2002, § 5, 4-28-98)

7.603 – Amendments to Existing Monopoles.

A. Existing monopoles include all wireless related monopoles or towers approved or amended through the special use district (SUD) prior to May 28, 1998.

B. An amendment to existing monopole is required to add additional antennas, add height to the monopole, replace the monopole with a larger pole, or add additional ground equipment to the facility.

C. Any amendment to an existing monopole requires approval of a conditional use permit as outlined in Section 3.902F.

(Ord. No. 2249, § 1, 3-26-02; Ord. No. 2264 § 1, 6-5-02)

Table 3-A
Commercial/Employment Districts Wireless Communications Standards

District	Subject to Conditional Use Permit	Maximum Height		Major Street Setback	Residential Setback
		Monopoles	Single user		
R-O	NP				
C-O	X	50 feet	65 feet	Minimum 150 feet	2 x tower height
G-O	X	65 feet	80 feet	Minimum 150 feet	2 x tower height
P-R	NP				
SC	X	50 feet	65 feet	Minimum 150 feet	2 x tower height
C-1	X	50 feet	65 feet	Minimum 150 feet	2 x tower height
C-2	X	50 feet	65 feet	Minimum 150 feet	2 x tower height
C-3	X	65 feet	80 feet	Minimum 150 feet	2 x tower height
B-P	X	65 feet	80 feet	Minimum 150 feet	2 x tower height
M-1	X	65 feet	80 feet	Minimum 150 feet	2 x tower height
M-2	X	65 feet	80 feet	Minimum 150 feet	2 x tower height

Section 7.600 – Wireless Communication Facilities.

A. Wireless Communication Facilities. The intent of the following development standards is to improve the design and placement of new Wireless Communication Facilities (WCF) in order to reduce the impact on the visual and aesthetic character of the community. The standards are designed to: Encourage the use of concealment technology; minimize the construction of new towers through the promotion of co-location on existing WCF, buildings or other structures; ensure continuous maintenance of WCF and enforce the timely removal of any unused or outdated facilities; and regulate the use of temporary WCF. A WCF may be Concealed, Disguised or Visible. As described below, each type of WCF has specific development standards, approval processes, and design guidelines based upon whether they are new structures or being co-located.

1. Concealed Wireless Communication Facilities. Concealed WCF used by a governmental agency for public safety purposes may be permitted in all zoning districts and are not regulated by these provisions of the Zoning Ordinance. Other Concealed WCF are permitted in all zoning districts, subject to the following standards:
 - a. Bulk requirements. The standards governing the building height, lot coverage, building and perimeter setbacks are regulated by the underlying zoning district (see exceptions for residentially zoned properties below). When there is more than one underlying zoning district, the more restrictive regulations shall apply. Concealed WCF are permitted on residentially zoned properties as follows:
 - (1) Public/quasi-public spaces—Concealed WCF are permitted on residentially zoned property that is designated or used for public or quasi- public spaces such as, but not limited to, schools, churches, golf courses, parks or government facilities, and Concealed WCF may be subject to obtaining a conditional use permit pursuant to Section 3.902F of the Zoning Ordinance.
 - (2) Open space residential tracts—Concealed WCF are permitted in tracts within residential subdivisions that are zoned or platted for open space or retention areas, subject to obtaining a conditional use permit pursuant to Section 3.902(F), *et seq.*, of the Zoning Ordinance.
 - b. Design guidelines. A site plan must be approved by the Planning Department demonstrating that the proposed WCF meets the definition of "Concealed." Site plans for Concealed WCF must demonstrate the following in order to be approved:
 - (1) The antenna is fully enclosed, screened or obscured so that it is not visible at all or, if visible, it is not recognizable as a WCF to a casual observer; and
 - (2) The antenna does not extend more than twelve (12) inches from the building or structure to which it is attached; and
 - (3) The underlying zoning district must allow the structure being utilized to support the antenna and the support structure; and
 - (4) The Concealed WCF and its support structure shall comply with the setback requirements of the underlying zoning district; and
 - (5) The support equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and completely screened from view; and
 - (6) A WCF concealed as a flagpole shall be required to fly a flag in compliance with the accepted protocol for the type of flag flown. The flag and pole shall be visible from the building entrances used by the public. The diameter of the pole structure must not exceed twenty-four (24) inches; and
 - (7) The installation of a Concealed WCF should be done in a manner that minimizes the removal of mature vegetation or the disturbance of natural desert vegetation.

2. Disguised Wireless Communication Facilities. Disguised WCF used by a governmental agency for public safety purposes are permitted in all zoning districts and are not regulated by these provisions of the Zoning Ordinance. Other Disguised WCF are permitted in all zoning districts, subject to the following standards:
 - a. Bulk requirements. The standards governing lot coverage and perimeter setbacks are regulated by the underlying zoning district. When there is more than one underlying zoning district, the more restrictive regulations shall apply. In addition, Disguised WCF must comply with the following:
 - (1) Maximum height—Sixty-five (65) feet in height from natural grade to the highest point of the pole or support structure for all Disguised WCF except for monocactus, which shall be limited to forty-five (45) feet in height to the top of the structure. A Co-Located Disguised WCF shall be limited to eighty feet (80) in height.
 - (2) Required setbacks—The following minimum setbacks are required for Disguised WCF:
 - (a) From another property zoned for residential purposes:
 - (i) Disguised WCF—Except as described below, a minimum one hundred fifty (150) foot setback is required from a property that is zoned for residential purposes subject to obtaining a conditional use permit pursuant to Section 3.902(F) of the Zoning Ordinance. The setback may be reduced to fifty (50) feet from a property that is zoned for residential purposes subject to obtaining a conditional use permit pursuant to Section 3.902(F) of the Zoning Ordinance.
 - (ii) WCF co-locating on public utilities—Except as described below, a minimum one hundred fifty (150) foot setback is required from another property zoned or used for residential purposes. The setback from a property that is zoned for residential purposes may be reduced to a lesser distance or eliminated subject to administrative review and pursuant to Arizona Revised Statutes, Title 11, Chapter 13-Wireless Structures and Facilities, or its successor statutes, if any.
 - (b) From an adjoining property that is zoned for commercial or industrial purposes: No setback required except for any required perimeter landscape setback standards.
 - (c) Streets: A minimum setback of twenty-five (25) feet from all public and private rights-of-way or accessways, unless being located on a previously existing public utility pole or if a greater setback is required by the underlying zoning.
 - (d) Support structures or signs: The setbacks for any structure that is supporting a Disguised WCF must comply with the setback requirements of the underlying zoning district.
 - (3) Restrictions on development in residential zoning districts—Disguised WCF are permitted on residentially zoned properties subject to compliance with the above noted bulk requirements and as follows:
 - (a) Public/quasi-public spaces—Disguised WCF are permitted on residentially zoned property that are designated for public or quasi- public spaces such as, but not limited to, schools, churches, golf courses, parks or

government facilities, may be subject to obtaining a conditional use permit pursuant to Section 3.902(F) of the Zoning Ordinance.

- (b) Open space residential tracts—Disguised WCF are permitted in tracts within residential subdivisions that are zoned or platted for open space or retention areas, subject to obtaining a conditional use permit pursuant to Section 3.902(F) of the Zoning Ordinance.

- b. Design guidelines. A site plan must be approved by the Planning Division demonstrating that the proposed WCF meets the definition of "Disguised." The following minimum specifications shall apply to these types of Disguised WCF:

- (1) Monopalms: A Monopalm must meet the following design guidelines:

- (a) All Monopalms must be anatomically correct and contain a minimum of 55 palm fronds.
- (b) The antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.
- (c) The entire length of the antenna must be disguised by the palm fronds.
- (d) The pole structure must be built of steel or fiberglass and clad with faux bark. The faux bark shall start at the base of the pole and continue to the height of the first palm frond attachment. The balance of the pole structure and the attachments must be painted to blend with the palm fronds.
- (e) The diameter of the pole structure must not exceed twenty-six (26) inches at its widest point.
- (f) All cables must be concealed within the pole structure.
- (g) Microwave dishes shall be limited to one (1) square foot in size and must be concealed within the trimmed leaf cluster (often referred to as the "pineapple") of the Monopalm or within the palm fronds.
- (h) The trimmed leaf cluster shall be mounted directly below the palm fronds and shall be painted to blend with the pole structure.
- (i) No more than two (2) microwave dishes are permitted on each Monopalm.
- (j) No climbing pegs are permitted on the pole structure.
- (k) The installation of a Monopalm should be done in a manner that minimizes the removal of mature vegetation.
- (2) Monocactus: A Monocactus must meet the following design guidelines:
 - (a) The structure must be built of steel or fiberglass and clad with faux finish that starts at the base of the pole and continues to the top of the structure.
 - (b) The diameter of the pole structure must not exceed thirty (30) inches at its widest point.
 - (c) All antenna and cables must be concealed within the pole structure.
 - (d) The number and size of any "arms" must be sized to be proportional to the height of the Monocactus.
 - (e) No microwave dishes are permitted.
 - (f) No climbing pegs are permitted on the pole structure.

- (g) The installation of a Monocactus should be done in a manner that minimizes the removal of mature vegetation or the disturbance of natural desert vegetation. To ensure compliance, the following shall be done:
 - (i) If required by the Planning Department, a plant inventory of the Monocactus and equipment enclosure or shelter site (if no enclosure is used) and a re-vegetation/salvage plan shall be submitted and approved at the time of site plan review; and
 - (ii) Any trenching or site disturbance shall be re-vegetated to match the existing or natural vegetation, and
 - (iii) No protected plant species shall be disturbed during construction unless re-vegetated as part of an approved salvage plan.
- (3) Monopine or Broadleaf tree: A Monopine or Broadleaf tree must meet the following design guidelines:
 - (a) The pole structure must be built of steel or fiberglass and clad with faux bark. The faux bark shall start at the base of the pole and continue to the height of the first branch attachment. The balance of the pole structure and the attachments must be painted to blend with the branches.
 - (b) The diameter of the pole structure must not exceed thirty-six (36) inches at the base and shall taper to no greater than twenty-eight (28) inches at the top of the pole structure.
 - (c) All cables must be concealed within the pole structure.
 - (d) The branches must:
 - (i) Be constructed to a density of 2.5 branches for each one vertical foot of pole, and
 - (ii) Start attachment at no greater than fifteen (15) feet above finished grade and continue to the top of the pole, and
 - (iii) Be a minimum of eight (8) feet long around the circumference of the lower level and shall taper appropriately as the branches progress upwards.
 - (e) The entire length of all antenna and their attaching apparatus shall be disguised by the branches and the antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.
 - (f) Microwave dishes shall be limited to one (1) square foot in size and must be painted the same shade of green as the branches. The attaching apparatus must also be painted the same shade of green as the branches.
 - (g) No more than four (4) microwave dishes are permitted on each Monopine or Broadleaf tree.
 - (h) No climbing pegs are permitted on the pole structure.
 - (i) The installation of a Monopine or Broadleaf tree should be done in a manner that minimizes the removal of mature vegetation.
- (4) Ball field light poles: WCF may be added to legally existing or proposed ball field light poles in compliance with the following design guidelines:

- (a) The maximum allowable width of an antenna array is four (4) feet.
- (b) The antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.
- (c) The maximum allowable length of each antenna is ten (10) feet.
- (d) The diameter of the pole structure must not exceed thirty-six (36) inches.
- (e) The addition of a WCF to a ball field light must not increase the height of the light structure by more than ten (10) feet.
- (f) All cables must be concealed within the pole structure.
- (g) Microwave dishes shall be limited to two (2) square feet in size.
- (h) No more than two (2) microwave dishes are permitted on each ball field light pole.
- (i) All microwave dishes, antennas, and attaching apparatus must be painted to match the Ball field light pole.
- (j) The installation of ball field light poles should be done in a manner that minimizes the removal of mature vegetation.
- (5) Water towers/tanks: WCF incorporated into Water towers or Water tanks must meet the following design guidelines:
 - (a) The maximum allowable width of an antenna array is four (4) feet.
 - (b) The antenna shall not extend more than eighteen (18) inches from the structure to which it is attached.
 - (c) The maximum allowable length of each antenna array is ten (10) feet.
 - (d) The addition of a WCF must not increase the height of the Water tower/tank structure.
 - (e) All cables must be concealed within the support structure or fully enclosed within a cable shroud.
- (f) Microwave dishes shall be limited to two (2) square feet in size.
- (g) No more than two (2) microwave dishes are permitted on each Water tower or Water tank.
- (h) All microwave dishes, antennas, cable shrouds and attaching apparatus must be painted to match the Water tower or Water tank.
- (i) The installation of a Water tower or Water tank should be done in a manner that minimizes the removal of mature vegetation.
- (6) Existing public utility poles: It is encouraged that WCF be added to existing public utility poles, subject to the following design guidelines:
 - (a) Twelve kilovolt (12 kv) utility poles:
 - (i) The antenna shall not extend more than twelve (12) inches from the structure to which it is attached.
 - (ii) The maximum allowable length of all antenna added to a 12 kv utility pole is ten (10) feet.
 - (iii) The addition of a WCF to an existing public utility pole must not increase the height of the public utility pole by more than ten (10) feet.

- (iv) All cables must be concealed within the public utility pole or a cable shroud.
 - (v) Microwave dishes shall be limited to two (2) square feet in size.
 - (vi) No more than two (2) microwave dishes are permitted on each public utility pole.
 - (vii) All microwave dishes, antennas, cable shrouds and attaching apparatus must be painted to match the public utility pole.
 - (b) Sixty-nine kilovolts (69 kv) or larger utility poles or lattice-type tower structures:
 - (i) The maximum allowable width of an antenna array is four (4) feet.
 - (ii) The antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.
 - (iii) The maximum allowable length of each antenna is ten (10) feet.
 - (iv) The addition of a WCF to an existing public utility pole must not increase the height of the public utility pole by more than ten (10) feet.
 - (v) All cables must be concealed within the public utility pole or a cable shroud.
 - (vi) Microwave dishes shall be limited to two (2) square feet in size.
 - (vii) No more than two (2) microwave dishes are permitted on each public utility pole.
 - (viii) All microwave dishes, antennas, cable shrouds and attaching apparatus must be painted to match the public utility pole.
3. Visible Wireless Communication Facilities. Visible WCF used by a governmental agency for public safety purposes are permitted in all zoning districts and are not regulated by these provisions of the Zoning Ordinance. All other Visible WCF are permitted in the Commercial and Industrial Zoning Districts, except for the NSC, SC, C-1 and C-2 Zoning Districts, and must comply with the following standards:
- a. Bulk requirements. The standards governing lot coverage and perimeter setbacks are regulated by the underlying zoning district. When there is more than one underlying zoning district, the more restrictive regulations shall apply. In addition, Visible WCF must comply with the following:
 - (1) Maximum height—Eighty-five (85) feet from natural grade to the highest point of pole or fifteen (15) feet higher than the height of the top of the building to which it is mounted.
 - (2) Required setbacks—The following setbacks are required:
 - (a) From another property zoned for residential purposes: A minimum of three hundred (300) feet setback is required. For purposes of this standard, land uses that are permitted in those residential zoning districts, including those that are designated for public spaces such as, but not limited to, schools, churches, golf courses, parks or government facilities shall be considered "residential purposes."
 - (b) From an adjoining property that is zoned for commercial or industrial purposes: No setback required except for any required perimeter landscape setback standards.
 - (c) Streets: A minimum setback of seventy-five (75) feet from all public and private rights-of-way or accessways, unless a greater setback is required by the underlying zoning.
 - b. Design guidelines. A site plan must be approved by the Planning Department demonstrating that the proposed Visible WCF meets the following minimum specifications:
 - (1) The maximum allowable width of an antenna array is four (4) feet.
 - (2) The antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.
 - (3) The maximum allowable length of each antenna array is ten (10) feet.

- (4) The diameter of the pole structure must not exceed forty (40) inches.
- (5) All antenna cables must be concealed within the pole structure or a cable shroud.
- (6) Microwave dishes shall be limited to two (2) square feet in size and must be painted the same color as the Visible WCF.
- (7) No more than two (2) microwave dishes are permitted on each Visible WCF pole.
- (8) All microwave dishes, antennas, cable shrouds and attaching apparatus must be painted to match the Visible WCF.
- (9) Antennae mounted on the side of a building shall be permitted subject to the following provisions:
 - (a) The antenna must not extend above the existing profile of the building or project more than twelve (12) inches from the building face.
 - (b) The antenna shall be integrated into the building design in a manner that respects the architectural style and coloring of the structure, considers the context and placement of the antenna on the structure, and minimizes its visual impact.
 - (c) Requests to exceed the established building profile shall be subject to securing a conditional use permit pursuant to Section 3.902(E) when demonstrated that the architectural element to which the antennae are attached is integrated with and in proportion to the building design.
- (10) The installation of a Visible WCF should be done in a manner that minimizes the removal of mature vegetation or the disturbance of natural desert vegetation. To ensure compliance, the following shall be done:
 - (a) If required by the Planning Department, a plant inventory of the WCF and equipment enclosure or shelter site (if no enclosure used) and a re-vegetation/salvage plan shall be submitted and approved at the time of site plan review; and
 - (b) Any trenching or site disturbance shall be re-vegetated to match the existing or natural vegetation, and
 - (c) No protected plant species shall be disturbed during construction unless re-vegetated as part of an approved salvage plan.
4. Equipment enclosures, support equipment and structures. WCF include different types and sizes of support equipment and accessory structures needed to accommodate each antenna. No site plan for a WCF shall be approved unless the following standards can be met:
 - a. Not permitted—An equipment enclosure and all support equipment must not be located within the required perimeter landscape setback(s) of a development.
 - b. Equipment enclosure—The following standards apply to equipment enclosures:
 - (1) Maximum area shall not exceed six hundred (600) square feet.
 - (2) Shall be screened primarily by an eight (8) foot decorative solid block or masonry perimeter wall. Less than 5% of each wall facade may be constructed of alternative materials, including see through materials, as approved by the Planning Department when deemed to be appropriate for security purposes.
 - (3) All entry gates visible from public streets or accessways shall be constructed of sight-obscuring material approved by the Planning Department.
 - c. Equipment shelter—The following standards apply to equipment shelters:
 - (1) Maximum area shall not exceed three hundred and sixty (360) square feet.
 - (2) Maximum height permitted is twelve (12) feet, to be measured from finished grade or roof-top elevation of a supporting structure. Below grade shelters are permitted.

- (3) No perimeter screening is required for equipment shelters not serving antennae attached to public utility poles if all equipment and wiring is fully enclosed within the shelter.
- (4) Equipment shelters serving antennae attached to public utility poles must be enclosed within the perimeter walls of a utility substation.
- (5) An equipment shelter shall not be located closer to an abutting street than the principal building on the lot or parcel.
- d. Ground-mounted cabinets—Ground-mounted cabinets shall comply with the following:
 - (1) Maximum area shall not exceed three hundred (300) square feet for a single wireless communication provider or six hundred (600) square feet for multiple wireless communication providers.
 - (2) Maximum height permitted is eight (8) feet, to be measured from finished grade elevation.
 - (3) Ground-mounted cabinets that are visible from a public street or accessway must be located within an equipment enclosure, equipment shelter or enclosed building.
 - (4) Ground-mounted cabinets are not permitted to be constructed within the front yard setback of a residential zoning district.
- e. Other screening allowances—If the support equipment is screened from view from a public street or accessway, alley, or adjacent property by a permanent perimeter or interior wall, fence or structure that is permanent, no separate wall is needed around the equipment enclosure.
- f. Illumination—Equipment enclosures or shelters shall not be externally illuminated unless required by Federal regulations.
- g. Noise level—The average noise level of the support equipment, measured at any property line that is zoned or used for residential purposes, must not exceed fifty- five db (1 dn) when measured on an "a weighted" sound level meter and according to the procedures of the Environmental Protection Agency.
- 5. Co-location. The co-location of WCF on a site or structure is encouraged. Before building permits can be issued for co-location, the following must be submitted to or approved by the Planning Department:
 - a. Written authorization from the owner of the structure for the telecommunication service provider to attach additional antennas, and
 - b. The site plan approved for the original WCF must be amended to reflect any additional antennae, change in support structure or expanded area for support equipment before the issuance of permits.

When a change to the original WCF or a co-location on an existing WCF results in the structure no longer being able to comply with either the Concealed or Disguised designation, the entire WCF must meet the development standards for the more intensive use.

The Planning Administrator shall make a determination as to whether a facility under review, including proposed co-locations, would result in a change in its designation in the event of a dispute. An appeal of the determination made by the Planning Administrator can be filed for consideration by the Board of Adjustment pursuant to the provisions contained in Article 3 of the Zoning Ordinance.

6. Standards for the use of "Cell On Wheels" (COWs) apparatus. There are instances in which portable self-contained cell sites, called COWs, are needed on a temporary or emergency basis. The following minimum standards shall apply to the use of COWs:
 - a. A temporary use permit shall be approved by the Planning Administrator or his designee for the use of COWs in any zoning district.
 - b. COWs shall be located no closer than fifty (50) feet from the property line of a property that is zoned or used for residential purposes.
 - c. COWs are permitted on tandem axel utility trailers with a maximum width of ten (10) feet and length of twenty-four (24) feet.
 - d. Permitted power sources.
 - (1) A whisper quiet generator or other utility source shall be used that emits an average noise level, measured at any property line that is zoned or used for residential purposes, that does not exceed fifty-five dB (1 dn) when measured on an "a weighted" sound level meter, according to the procedures of the Environmental Protection Agency, unless otherwise approved by the Zoning Administrator.
 - (2) Use of on-site utility services must be approved by the Planning Department.
 - e. No space or spaces needed to meet the required parking standards for a development site shall be taken by the placement of COWs.
 - f. Special events—A temporary use permit issued for the use of COWs for a special event shall comply with the standards contained in Section 506.A.6(a) through (e) above and the following:
 - (1) The approval shall not exceed a length of fifteen (15) consecutive days (excluding installation and removal).
 - (2) There shall be no more than four temporary use permits for Cell On Wheels per carrier issued per event per calendar year.
 - (3) No primary use needs to be existing on a site in order for a temporary use permit to be issued for COWs serving a special event.
 - g. WCF installation/repairs—A temporary use permit issued for the use of COWs during the installation of a new WCF or while repairs are being done on an existing WCF shall comply with the standards contained in Section 506.A.6(a) through (e) above and with the following:
 - (1) The approval shall not exceed a length of sixty (60) consecutive days (excluding installation and removal).
 - (2) There shall be no more than one temporary use permit issued for the use of COWS for other than special events per site each calendar year.
 - (3) A one-time extension of the original temporary use permit of up to sixty (60) consecutive days (excluding installation and removal) may be approved by the Planning Administrator or his designee upon a showing that the proposed installation or repairs are actively progressing.
7. Plan review. A plan must be approved or amended by the Planning Department to reflect any additional antennae, microwave dishes, or attaching apparatus or a change in support structure or expanded area for support equipment. A site plan amendment is not needed to make changes to equipment that is fully enclosed within an equipment shelter that was included on a previous site plan approval. No site plan for a new or amended WCF shall be approved unless the support equipment is located entirely within an equipment

enclosure or equipment shelter that is architecturally compatible with the surrounding area.

8. Standards for replacement of existing Wireless Communication Facilities. Replacement of all or parts of a legally existing WCF (Concealed, Disguised, or Visible) shall be permitted as a matter of right when the new WCF is in compliance with the previous zoning or conditional use permit approval or the above listed standards. For purposes of this provision "existing" shall mean that the pole or structure was taken down not more than ninety (90) days prior to the issuance of permits for the replacement monopole or new antennae. To minimize ground disturbance, antennae structures would be considered replacements if they are located within a ten (10) foot radius of the original antennae structure. A new antennae structure being built beyond the ten (10) foot radius from an existing WCF would be permitted only upon obtaining all of the necessary approvals described in Section 7.506 of the Zoning Ordinance.
9. Discontinuation of use. The use of any part of a WCF, including but not limited to a communication monopole, antennae, or support equipment, that has been discontinued for a period of ninety (90) calendar days shall be removed from the site unless a conditional use permit is secured pursuant to Section 3.902(F) of the Zoning Ordinance.
10. Conditional use permit approval standards. Requests for conditional use permits, when needed, shall be reviewed in accordance with the provisions of Article 3 of the Zoning Ordinance. Consideration shall also be given to each of the following:
 - a. The consistency of the request with the context of the surrounding area;
 - b. The design of a Disguised WCF must be compatible with the architectural character and natural features of the site or development;
 - c. The placement of the WCF on the lot or parcel and its potential effect on expanding existing or developing future land uses;
 - d. The measures taken to reduce the visual impact, bulk or clutter on the surrounding area;
 - e. The cumulative effect that existing WCF in the vicinity of the site may have on the request;
 - f. Consistency with the design standards contained in Section 7.506; and
 - g. The following information shall be submitted upon application for a conditional use permit for a WCF:
 - (1) A site plan identifying the proposed location and height of the WCF;
 - (2) Elevations of the proposed WCF including details on the monopole or structure and attached antennae and equipment, accessory buildings, ground-mounted cabinets and equipment, and screening structures or materials;
 - (3) A statement on the capacity of the proposed WCF to allow collocation with other wireless communication providers; and
 - (4) The location and height of all WCF located within a one-half (1/2) mile radius of the site.
11. Required parking. None. If an existing parking space for another use is used by one or more Wireless Communication Providers for maintaining an on-site WCF, it is considered a dual use parking space.
12. Site access. Vehicular or pedestrian access that is used exclusively for the periodic maintenance of a WCF does not need to be improved with asphalt or concrete paving or improved to meet the dust-proof alternative standards contained in the Zoning Ordinance.

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SECTION 2. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 3. That the provisions of this ordinance shall become effective thirty (30) days after passage of this ordinance by the Glendale City Council.

SECTION 4. The City Clerk is instructed and authorized to forward a certified copy of this ordinance for recording to the Maricopa County Recorder's Office.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 28th day of May, 2019.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

REVIEWED BY:

Kevin R. Phelps, City Manager