

Wireless Service Facilities Application Checklist

FOR PLANNING DEPARTMENT USE ONLY

Case # _____

Date of Review _____

Reviewed By _____

Application:

- _____ 1. Complete application form, properly signed.
- _____ 2. A site plan, drawn to scale, showing the following:
 - _____ a. The date, scale, north arrow, name of owner and name of person preparing the plan.
 - _____ b. The location and dimensions of boundary lines and easements on the entire site.
 - _____ c. The location of major site features, including drainage with proposed contour lines
 - _____ d. The location of site improvements including parking, pedestrian and vehicular access, storage areas.
 - _____ e. Location, size height, bulk and use of existing and proposed structures on the site.
 - _____ f. An elevation drawing
 - _____ f. Landscape plan showing the location and type of existing and proposed trees, berms, bufferyards, screening, fencing and lighting schemes.
- _____ 3. Operating Statement:
 - _____ a. Description of the proposed use including information about the type of tower proposed.
 - _____ b. The overall height, and any other pertinent operating and/or site development characteristics.
 - _____ c. Provisions for a governmental access easement for a public safety and communications network.
 - _____ d. Evidence that the tower is of sufficient structural integrity to allow collocation for access and use of similar equipment of other firms provided the additional telecommunication equipment does not cause interference with the existing monopole.
 - _____ e. Draft lease agreement for other providers who wish to collocate.
- _____ 4. Site Analysis:
 - _____ a. A map delineating the area of inadequate service due to a lack of coverage or capacity.
 - _____ b. Information showing that the proposed tower would provide needed coverage or capacity.
 - _____ c. A map showing all sites, with zoning classification, including alternate sites, from which the needed coverage could also be provided.
 - _____ d. An explanation of why an alternate site that would not require a use permit has not been proposed.
 - _____ e. Demonstrate that existing towers, buildings or other structures cannot accommodate the proposed tower within the service area, and why existing public, community or institutional facility cannot accommodate the proposed tower within the service area.
 - _____ f. Demonstrate that collocation is not possible within the service area.
 - _____ g. Demonstrate why the tower is to be located at the proposed site in order to satisfy the needs of the applicant's wireless service grid system.
 - _____ h. Demonstrate how the site will be designed to accommodate future multiple users.
 - _____ i. Show that the development of the proposed tower will preserve the preexisting character of the surrounding buildings and land use as much as possible. In addition, show that existing on-site vegetation will be preserved or improved, and the disturbance of the existing topography will be minimized, unless such disturbance would result in less visual impact of the tower on the surrounding area.
 - _____ j. Provide current and historical call data for new capacity sites for the tower.

Supplemental Information:

- _____ 1. The applicant has submitted an annual report to the Planning Department that discloses the location of each monopole and it's operating status.
- _____ 2. Approval by the FCC, and where appropriate, by the Omaha Airport Authority.

**CITY OF OMAHA
TELECOMMUNICATIONS FACILITIES
PERFORMANCE STANDARDS**

I. PURPOSE

The intent of these performance standards is to provide a uniform and comprehensive set of guidelines for the development of telecommunications facilities within the City of Omaha jurisdiction and to encourage managed development of the city's telecommunications infrastructure. These guidelines are designed to protect and promote public health and safety; to minimize the number of wireless service facilities and incompatibility of land uses; to promote efficient use of land; and, to preserve the aesthetic quality of Omaha as set out in the goals and objectives of the Omaha Master Plan. At the same time, the City recognizes the need for effective telecommunications operations and has attempted to make every effort not to restrict the development of these facilities. This will be accomplished by:

- Ensuring telecommunication facilities, towers and antennas are configured in a way that minimizes adverse visual impacts by careful design, appropriate siting, landscape screening and innovative camouflaging techniques
- Protecting residential areas by minimizing the adverse impact of towers, antennas and telecommunication facilities
- Encouraging the location of telecommunication facilities in non-residential areas and to minimize the visibility of such equipment from adjacent streets and neighborhoods
- Promoting the shared use/collocation of telecommunications facilities and towers
- Encouraging the attachment of antennas to existing structures
- Ensuring that telecommunication facilities, towers and antennas are compatible with surrounding land uses and in keeping with the character of the neighborhood
- Avoiding potential damage to adjacent properties from tower failure through careful siting of tower structures
- Ensuring against the creation of visual blight within or along the City's scenic corridors
- Encouraging use of city-owned facilities for locating telecommunications facilities when appropriate

II. CURRENT ZONING REGULATIONS

Wireless service facilities are generally freestanding structures that function as an integral part of the system for sending and receiving radio waves. Omaha Municipal Code (OMC) Section 55-51 defines any tower over fifty (50) feet tall as a broadcast tower. Radio towers that do not exceed fifty (50) feet in height are excluded from this use type classification. Broadcast towers are allowed with a conditional use permit approved by the Planning Board in the GI-General Industrial and HI-Heavy Industrial districts, and with a special use permit approved by the City Council in all other zoning districts. A broadcast tower may exceed the height allowed in any zoning district as a condition of an approved use permit. Whenever a use permit is required, the design criteria in Sec. 55-885, OMC, shall be applied during the analysis of each site.

The provisions of Sec. 55-783 of the OMC allow height exceptions up to twenty five percent (25%) of the base district height limitations in any zoning district specifically for nonparabolic receiving antennas. As a transmitting and receiving antenna, wireless service facilities or cell towers would qualify for this exception. Waivers can be granted to exceed the district height limits as a condition of an approved use permit.

III. FACILITY TYPE DEFINITIONS

- A. **Stealth:** A wireless service facility that is disguised, hidden or integrated with an existing structure that is not a monopole or tower.
- B. **Camouflage:** A wireless service facility that is placed within a proposed or new structure or tower, or mounted within trees so as to be significantly screened from view.
- C. **Silhouette:** A self-supporting pole, 18" or less in diameter, on which an antenna support structure of not more than 2 times the diameter of the pole with maximum diameter not exceeding (36") in width are placed.
- D. **Monopole:** A self-supporting or guyed monopole tower on which antennas or an antenna structure exceeding 36" in width are placed. Antennas and antenna support structures may not exceed 10 feet in height.
- E. **Lattice Tower:** A self-supporting multiple sided, open steel frame structure used to support telecommunications equipment.
- F. **Tower Farm:** A site where one or more communications facilities may be located, and where the minimum separation distance between towers does not apply. See Diagram A.
- G. **Rural Area:** An area where more than 50% of the tower's coverage area is zoned agricultural (AG).

IV. ADDITIONAL GUIDELINES

A. Use of City-Owned Facilities

The use of city-owned facilities by telecommunications facilities is encouraged where appropriate. Proposals to locate on city-owned facilities are reviewed by the City Facilities Lease Review Committee and require a lease with the City of Omaha. All proposals for use of city-owned facilities must demonstrate a public benefit.

B. Historic District

Any antenna proposed for a location within a historic district or on a landmark site is subject to review by the Landmark Preservation Commission.

C. Right-of-way

Additional performance standards have been developed specifically for telecommunications facilities located in the right-of-way. Those standards are contained in the Telecommunications Facilities Performance Standards – Public Right-of-Way. All antennas and mounting structures encroaching on or over a public right-of-way shall be subject to obtaining permission from the City pursuant to Chapter 34, Article V, OMC Private Use of Public Property, and will be subject will be subject to the terms and conditions of a City lease agreement and require Planning Board and City Council approval.

D. Roof Top or Wall Mounts

Roof top or wall mounted towers and antennas may be located by right on buildings provided that the tower is less than (50) feet in height and the combined height of the tower and the building meets the height requirements in the base zoning district. The tower and antennas must be setback from any existing or planned off-site residential property line a distance of at least two times the combined height of the building, tower and antenna.

E. Height Limits

The height limits for structures tends to be restrictive when applied to towers. The height limits for towers are based on 25% above the zoning district height limitation as allowed by the Zoning Ordinance. The height of the tower is measured from the finished grade of the parcel to the highest point on the tower or other structure including the base pad, any antenna and lightning rod.

F. Screening

Auxiliary structures, equipment, equipment buildings or other facilities shall be screened as required by the use permit, unless required to be placed underground. All wireless service facilities shall be completely enclosed by a six-foot high fence. The fence shall be located behind landscaping which can consist of a hedge or row of evergreen trees. The landscaping shall have a minimum width of 6' and a minimum height of 15' at maturity. Plantings must be approved by the Planning Department.

G. Lighting

No artificial lighting shall be permitted on a telecommunications facility, tower or antenna unless required by the Federal Aviation Administration or other applicable authority. Where such lighting is required, the Planning Director will review the lighting plan and approve the design that would cause the least disturbance to surrounding uses.

H. Signs

Signs will not be allowed on an antenna or tower. Advertising or identification of any kind intended to be visible from the ground or other structures is prohibited. This does not apply to equipment logos, specifications, or maintenance instructions that are generally not readable from the street level.

I. Location

All towers and support facilities must meet base district setback and landscaping requirements, as well as the Telecommunications Facilities Performance Standards. **Towers in "rural areas" shall be subject to additional conditions regarding height and length of approval.** In a residential zoning district the tower shall only be located in the rear yard. In multi-family residential and office districts, towers and antennas should be located in rear or interior side yards. Towers in commercial districts should be located in a manner to be screened from the street and any adjacent less intensive zoning districts. In industrial districts, there is no restriction on location.

J. Support Structures

All antennae support structures must comply with all setback requirements of the zoning district in which the structure is located. Support structures shall not exceed more than 350 sq. ft. of gross floor area or be more than (12) feet in height. The design should be compatible with adjacent buildings and should not encroach into required or landscape areas. Mechanical equipment should not be visible from beyond the boundaries of the site form residential and office districts.

K. Use

Telecommunications facilities, towers and antennas may be considered either a principal or accessory use. Where the facility is the principal use, accessory structures and enclosures used in direct support of such a facility shall be allowed, but shall not be used for offices, vehicle storage or other outdoor storage.

L. Minimum Number of Contracted Carriers

All applications for broadcast towers must document at least one contracted carrier. Towers exceeding the allowed base height by more than 25% must have a contracted carrier to locate at the maximum height of the tower.

M. Compliance With Wireless Services Facilities Checklist

All applications for broadcast towers must comply with all the requirements of the City of Omaha Wireless Services Facilities Checklist. Applications are not considered complete unless all items on the checklist are addressed and included in the application submittal.

APPENDIX A - TELECOMMUNICATION FACILITIES PERFORMANCE STANDARDS

Zoning District	Height Limit (in feet)	25% Above Base Height	Allowed Towers	Conditional Towers	Allowed Monopole Height	Minimum Number of Providers per tower	Minimum Lot Size (Sq. Ft.)	Placement of Support Facilities	Maximum Area for Support Facilities (Sq. Ft./Ac.)	Permitted Use	Minimum Setback from Low/Density Res. Districts	Minimum Separation from Existing Tower in Feet
Low/Medium Density Residential District												
AG	35	43.75	ST, C			1	435,000	Above Ground	As Required			300
DR	35	43.75	ST, C			1	87,120	Underground	25/4	Accessory		1,500
R1	35	43.75	ST, C			1	31,000	Underground	25/4	Accessory		1,500
R2	35	43.75	ST, C			1	31,000	Underground	25/4	Accessory		1,500
R3	35	43.75	ST, C			1	31,000	Underground	25/4	Accessory		1,500
R4	35	43.75	ST, C			1	31,000	Underground	25/4	Accessory		1,500
R5	35	43.75	ST, C			1	31,000	Underground	25/4	Accessory		1,500
R6	45	56.25	ST, C	SL		1	43,560	Above Ground	25/4	Accessory		1,000
MH	35	43.75	ST, C			1	43,560	Underground	25/4	Accessory		1,000
High Density Residential District												
R7	75	93.75	ST, C	SL, M		2	43,560	Above Ground	350/12	Accessory	187.5	1,000
R8	150	187.5	ST, C	SL, M		4	43,560	Above Ground	350/12	Accessory	375	1,000
Low Intensity Office/Commercial District												
LD	40	50	ST, C	SL		1	2,000	Above Ground	350/12	Principal	100	500
LC	40	50	ST, C	SL		1	2,000	Above Ground	350/12	Principal	100	500
NBD	60	75	ST, C	SL		1	2,000	Above Ground	350/12	Principal	150	500
Medium/High Intensity Office/Commercial District												
GO	120	150	ST, C, SL	M		3	2,000	Above Ground	350/12	Principal	300	500
CC	60	75	ST, C, SL	M	105	2	2,000	Above Ground	350/12	Principal	210	500
GC	75	93.75	ST, C, SL	M	105	2	2,000	Above Ground	350/12	Principal	210	300
CBD	None	None	ST, C, SL	M		4	2,000	Above Ground	350/12	Principal	200	300
DS	None	None	ST, C, SL	M		4	None	Above Ground	350/12	Principal	200	300
GH	40	50	ST, C, SL	M		1	None	Above Ground	350/12	Principal	100	300
Low Intensity Industrial District												
LI	40	50	ST, C	SL		1	None	Above Ground	350/12	Principal	100	300
High Intensity Industrial District												
GI	120	150	ST, C, SL, M, L			3	None	Above Ground	350/12	Principal	300	300
HJ	120	150	ST, C, SL, M, L			3	None	Above Ground	350/12	Principal	300	300
IMU			ST, C, SL	M	105	2	None	Above Ground	350/12	Principal	210	300
Historic Districts												
AV			ST, C									
			Not Allowed									

*Types of Towers, ST-Smooth, C-Camouflage, SL-Silhouette, M-Mono, L-Lattice

APPENDIX B - ADDITIONAL STANDARDS FOR TOWERS EXCEEDING THE BASE DISTRICT HEIGHT BY MORE THAN 25%

Zoning District	Height Limit (in feet)	25% Above Base Height	Allowed Towers*	Conditional Towers*	Allowed Height	Min. # of Providers per Tower	Min. Lot Size (Sq. Ft.)	Placement of Support Facilities	Max. Area for Support Facilities (Sq. Ft./Ht.)	Min. Setback From Property Lines	Min. Setback from Residential Districts	Min. Separation from Towers >25% Base Height
GI	120	150	S,C,SL,M,L	n/a	500'	10	None	Above Ground	None	Per Chap. 55	1,000	2,000
HI	120	150	S,C,SL,M,L	n/a	500'	10	None	Above Ground	None	Per Chap. 55	1,000	2,000
AG (Future Industrial)	35	43.75	S,C,SL,M,L	n/a	500'	10	None	Above Ground	None	Per Chap. 55	1,000	2,000
Tower Farm												
GI	120	150	S,C,SL,M,L	n/a	1,000		None	Above Ground	None	2,000'	n/a	n/a
HI	120	150	S,C,SL,M,L	n/a	1,000		None	Above Ground	None	2,000'	n/a	n/a
AG (Future Industrial)	35	43.75	S,C,SL,M,L	n/a	1,000		None	Above Ground	None	2,000'	n/a	n/a
Rural Areas**												
Any Zone	na	na	na	ST, C, SL, M, L	150	2	None	Above Ground	350/12	Per Chap. 55	na	500

*Types of Towers, ST-Stealth, C-Camouflage, SL-Silhouette
M-Mono, L-Lattice

**An area where more than 50% of the tower's coverage area is zoned agricultural (AG).