ACCESSORY STRUCTURES	DISTRICTS																	
	DT-1	DT-2	DT-3	MS-1	MS-2	MS-3	CX-1	CX-2	ID-1	ID-2	MX-1	MX-2	NX-#	N-#-1	N-#-2	N-#-3	OS	Reference
Accessory Utility Structures																		4.20.7
Antenna & Satellite Dish						◐		◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	4.20.7.A.
Electric Vehicle Charging Stations, Levels 1 & 2	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	4.20.7.B.
Electric Vehicle Charging Stations, Levels 3	◐	◐	◐				◐	◐	◐	◐								4.20.7.B.
Freestanding Radio or Wireless Tower						◐	◐	◐	◐	◐		◐						4.20.7.C.
Mechanical Equipment	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	4.20.7.D.
Rainwater Collection/Cistern	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	4.20.7.E.
Small Cell Nodes	○	○	○	○	○	○	○	○	○	○	○	○					○	4.20.7.F
Transportation - Bike Share Structure	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐				◐	4.20.7.G.
Transportation - Bus Shelter	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐				◐	4.20.7.H.

○ Requires a Special Permit
● Permitted
◐ Permitted subject to Use-Specific Regulations

Figure 4.20-B Accessory Structure Table (continued)

C. Freestanding Radio or Wireless Tower. A freestanding tower associated with a wireless transmission facility or a commercial radio station fully licensed by the Federal Communications Commission.

(1) **Yard.** Towers that are accessory to a principal structure shall be located in the rear yard.

(2) **Setback.** Freestanding radio or wireless towers shall have the following setbacks:

(a) Towers shall be set back a minimum of 50 feet from any lot line.

(b) Towers shall be set back from any MX-1, N, or NX district a minimum of 100 feet.

(3) **Height.** Freestanding radio or wireless towers shall have the following heights:

(a) **CX Districts.** Towers shall not exceed 50 feet in height.

(b) **ID Districts.** Towers shall not exceed 75 feet in height. Additional height may be permitted by special permit (refer to 1.3.4).

(4) **Screening.** Refer to 6.12 Screening of Necessary Appurtenances.

(5) **Co-Location and Stealth Installations.** New facilities shall be developed using the following techniques unless otherwise authorized for good cause during the required site plan review (refer to 1.3.5).

(a) **Co-Location.** A wireless service antenna support structure designed, constructed, and installed to be of a sufficient size and capacity to allow the location of additional personal wireless service antennas to accommodate at least 2 additional personal wireless service provider in the future.

(b) **Stealth Installation.** A wireless service antenna whose appearance is concealed or disguised to appear like another object, such as a tree or steeple.

(6) Towers shall comply with all Federal Communications Commission and Federal Aviation Authority regulations.

D. Mechanical Equipment. Heating and air conditioning equipment and outdoor utility equipment (excluding other types of accessory utility structures independently defined herein) for the ordinary function of a building or use.

(1) **Screening.** Ground-mounted mechanical equipment must be screened in accordance with 6.12 Screening of Necessary Appurtenances.

(2) Roof-mounted mechanical equipment shall be located on the rear pitch of a roof where possible and shall be set back either a minimum of 10 feet from each roof edge or a minimum of 10% of the roof depth (measured from the edge facing public street to opposite edge of roof) and, if visible from a public right of way, appropriately screened. The applicant shall demonstrate that the roof-mounted mechanical equipment is the minimum height required to function satisfactorily.

E. Rainwater Collection/Cistern. A container or series of containers for the collection and reuse of rainwater.

(1) A cistern is exempted from inclusion in the site impervious area calculation.

(2) **Front Yard.** In the CX and ID districts, a cistern may be located in the front yard of the principal structure, but shall still fulfill the required setbacks.

F. Small Cell Node. A cellular radio access node that has as its key components an antenna and an equipment box, operates in licensed and unlicensed spectra, and is designed or used to increase capacity and stability of a wireless communications network.

(1) **Size**. A Small Cell Node shall be sized as follows:

(a) The smallest practical size shall be used for each component of any Small Cell Node.

(b) The size of the antenna associated with a Small Cell Node shall not exceed a maximum of 5 feet in height, except for Small Cell Nodes visible from the public right of way, which shall not exceed a maximum of 3 feet in height.

(2) **Location.** A Small Cell Node shall be located as follows:

(a) In the rear of a lot or in any other location where no part of the Small Cell Node is visible from the public right of way; or

(b) On the roof of an existing building, with all components being set back from the roof edges sufficiently to shield all components from a person viewing the building from any public right of way, except that, in any allowed district other than the MS, MX, and OS districts, a cylindrical antenna with a

maximum cross-section of 30 square inches may project up to 5 feet from the parapet wall of a building with a flat roof, as long as the building is at least 4 stories tall and as long as there is only one Small Cell Node visible from the public right of way per street façade face; or

(c) On an existing or replacement, light pole, traffic signal structure, or City-owned utility pole; or

(d) In the OS district, only on an existing or replacement, light pole, traffic signal structure, or City-owned utility pole.

(3) **Number.** No more than one Small Cell Node antenna may be located on a single pole.

(4) **Design.**

(a) The Small Cell Node equipment must be a consistent color to the structure to which it is mounted or fully enclosed in a replacement structure.

(b) The Small Cell Node, other than a Small Cell Node not visible from the public right of way, shall be designed to minimize the visibility of cables and other appurtenances.

(c) For Small Cell Nodes on City-owned utility poles, light poles, and traffic signal structures, the department of public works must determine that:

(i) The Small Cell Node can be reasonably supported by such infrastructure considering the structural condition of the specific structure and as shown in an engineering analysis filed by the applicant; and

(ii) The Small Cell Node location, design, and equipment will not interfere with pedestrian or vehicular travel.

(d) For a Small Cell Node visible from the public right of way, equipment other than the antenna and a disconnect switch box of a size no larger than 1 cubic foot, shall be designed and located to minimize visibility of the equipment from the public right of way which requires a concealment element or underground installation. See Figure 4.20-G. for an allowed configuration.

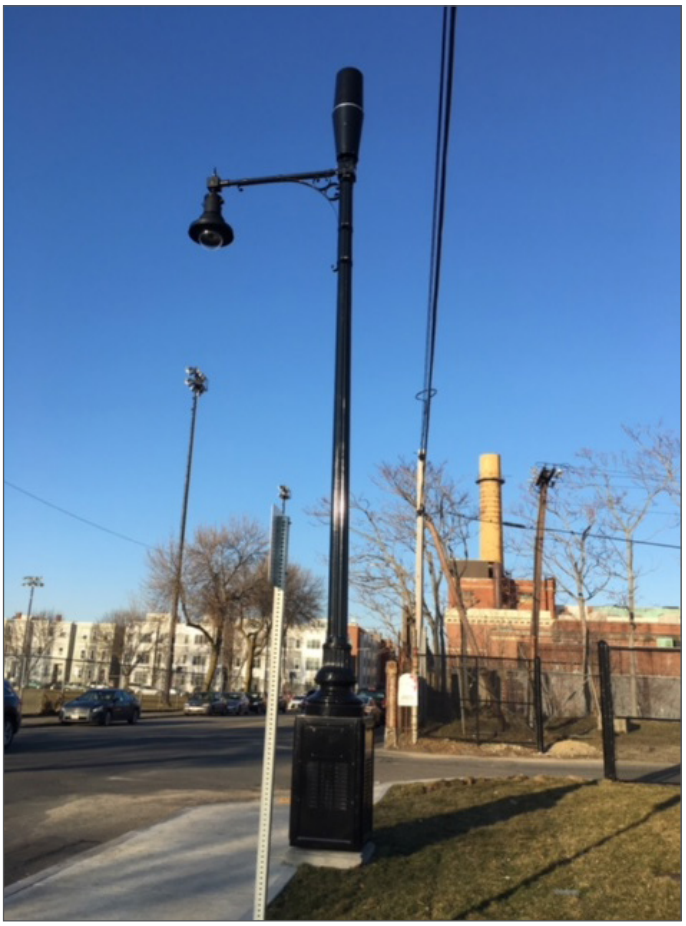

Figure 4.20-G Small Cell Node Allowed Configuration

(5) Evidence, in the form of renderings, at least two sightline perspectives, a coverage map, and engineering analysis regarding the suitability of any existing structure to which a Small Cell Node is proposed to be mounted, and representations about the size and nature of the components shall be provided to the zoning administrator with each application. Generic drawings and photographs of equipment will not be accepted.

(6) Modification of any Small Cell Node shall be approved by the zoning administrator through a zoning permit process if each and every piece of equipment is a modification which does not substantially change the physical dimensions of the eligible facility or support structure. The following constitute substantial changes:

(a) It increases the height of the support structure or the Small Cell Node by more than 10 percent or more than 10 feet, whichever is less;

(b) It involves installation of any new equipment cabinets on the ground if there are no pre-

existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10 percent larger in height or overall volume than any other ground cabinets associated with the structure;

(c) It entails any excavation or deployment outside the current site; or

(d) It would defeat the concealment elements of the eligible support structure.

(7) Alternative designs for Small Cell Nodes, including those designed to be mounted to a building façade or designs that involve a City-owned replacement structure for a utility pole, light pole, traffic signal, or other structure, may be considered by the commission under special permit review.

(8) Staff shall have the authority to approve, on behalf of the commission, the design of a Small Cell Node which has been approved by the commission pursuant to a previous special permit application, if such design is exactly duplicated and does not otherwise violate this section, provided that staff may also decline to exercise such authority and request that the commission review. The preceding sentence shall not relieve the responsibility of an applicant to tender special permit fees applicable to Small Cell Node applications.

G. Transportation – Bike Share Structure. A stand-alone structure, commonly known as a dock, and used for the storing of shared bicycles.

(1) The design and exact location of any bike share structure must be approved by the department of public works, which shall take into account relevant site conditions, including but not limited to the width of the sidewalk for which the structure is proposed, the sight lines from nearby streets and driveways, the location of windows of adjacent buildings used for commercial purposes, and the locations of other nearby street furniture.

(2) Each bike share structure in the DT, MS, CX, ID, or MX-2 zones may have off-site advertising signage, provided that:

(a) The bike share structure is located at least 600 feet away from another bike share structure with off-site advertising signage, which is on the same side of the street, except in the DT zoning districts where there is no such dispersion requirement, and except that 2 bike share structures with off-site advertising signage may be located on opposite sides of the same block of the same street;

(b) The off-site advertising signage may be internally illuminated in accordance with 8.1.8 Illumination; and

(c) No portion of the off-site advertising signage shall be a Dynamic Display.

(d) The off-site advertising signage shall conform to the design (but not location or placement) standards of 8.11, Ped-Scale Pole-Mounted Sign, except that the height of such signage shall not exceed 6 feet.

H. Transportation – Bus Shelter. A stand-alone, open-air structure with 3 vertically screened sides and a roof that may be located on public or private property for use by patrons awaiting a regional public transit service.

(1) The design and exact location of any shelter must be approved by the department of public works, which shall take into account relevant site conditions, including but not limited to the width of the sidewalk for which the shelter is proposed, the sight lines from nearby streets and driveways, the location of windows of adjacent buildings used for commercial purposes, and the locations of other nearby street furniture.

(2) Both sides of one of the vertical screens of a transportation shelter in the DT, MS, CX, ID, or MX-2 zones may have off-site advertising signage, provided that:

(a) The transportation shelter is located at least 600 feet away from another transportation shelter with off-site advertising signage, which is on the same side of the street, except in the DT zoning districts where there is no such dispersion requirement, and except that 2 transportation shelters with off-site advertising signage may be located on opposite sides of the same block of the same street;

(b) The off-site advertising signage may be internally illuminated in accordance with 8.1.8 Illumination; and

(c) No portion of the off-site advertising signage shall be a Dynamic Display.

(3) During the permit review process, the decision-making body may, in consultation with the