

City of Aurora

Sec. 146-1200. - Commercial Mobile Radio Service Facilities

With comments regarding proposed telecom facility located at 1550 S. Potomac Street

(A) Purpose. The purpose of this section is to minimize negative visual impacts by encouraging building-mounted, stealth, and co-located telecommunication facilities. Consistent development review practices are promoted through the application of explicit design and location criteria and the avoidance of conditional use approvals for CMRS facilities.

(B) Site Selection Criteria. An application for a commercial mobile radio service facility (CMRS) shall address each of the following site selection elements:

1. Potential for screening by existing vegetation, structures, and topographic features.
All antenna mounts and rooftop equipment will have screen walls painted to match existing color finishes.
2. Compatibility with adjacent land uses.
The telecommunication facility is compatible with the surrounding commercial & residential areas and will improve much-needed wireless telephone service in the area.
3. Opportunities to mitigate visual impacts.
Screen walls will hide antennas and equipment and mitigate visual impacts.
4. Availability of suitable existing structures for antenna mounting. An applicant for a new freestanding CMRS facility shall demonstrate that a good faith effort has been made to locate its CMRS facility on existing structures including, but not limited to, existing freestanding CMRS facilities. The applicant shall demonstrate that due to physical constraints, or economic or technological infeasibility, no such location or co-location is available. The applicant shall demonstrate that contact has been made with the owners of all suitable structures within the search area of the proposed site and was denied permission to locate its CMRS facility on those structures. *[Not applicable]*
5. Search area description.

(C) Design Criteria. All commercial mobile radio service facilities shall comply with the following criteria:

1. CMRS facilities shall be designed to be compatible with surrounding buildings and existing or planned uses in the area. This may be accomplished by using compatible architectural elements in the design, such as color, texture, scale, and character.
The proposed rooftop antennas and equipment platform will have screen walls painted to match the building exterior.
2. CMRS facilities shall preserve or enhance the existing character of the topography and vegetation. Existing vegetation should be preserved or improved if it is compatible.
This is a rooftop antennas and equipment site.
3. Roof and building mount antennae shall be screened and/or colored to match the building to which they are attached.
The proposed antennas will have screen walls painted to match the building exterior.

4. Structures sheltering accessory equipment shall be compatible with the surrounding built or natural environments.

Rooftop-based equipment lease area will be screened to mitigate visual impact.

5. A variety of techniques should be considered to screen CMRS facilities, including, but not limited to, landscaping, berming, and fencing or combinations thereof.

The proposed rooftop antennas and equipment will have screen walls painted to match the building exterior.

6. Maximum height for CMRS facilities:

a. The height of any freestanding or stealth CMRS facility shall conform to the height limit of the subject zone district, unless a height waiver is granted by planning commission or city council, or the structure is to be located within a height overlay district

[Not applicable]

b. Whenever an antenna is attached to a building roof, the height of the antenna shall not be more than 15 feet beyond the height of the building. If the building is constructed to the height limit of the applicable zone district, an additional 15 feet of antenna height is permissible.

The top of the existing building roof deck is 38' above ground level. The top of the antennas are at 53' above ground level.

c. The height of a stealth CMRS facility in an open zone shall not exceed fifty (50) feet, unless a waiver is granted by planning commission or city council.

[Not applicable]

7. Minimum setbacks for freestanding and stealth CMRS facilities:

[Not applicable]