



Title 20 Zoning Code Amendments

Personal Wireless Service Facilities (PWSF)

Title 20

Chapter 20.04 Section 20.04.520 *(Notice)*

Chapter 20.10 Section 20.10.455 *(PWSF)*

Chapter 20.22 Section 20.22.100 *(Nonconforming PWSF)*

Appendix A *(Table of Permissible Uses)*

-Recommended revisions to previously proposed code amendments

-Redlines

Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide Business Friendly Permitting and Inspection Processes

3.2 Improve the Visual Impression of the Community



Title 20 Zoning Code Amendments

Personal Wireless Service Facilities (PWSF)

- The City Council heard the item (**ITEM 17.2**) regarding proposed amendments to the PWSF Ordinance on October 29th, 2019 (postponed 10 weeks)
 - City Council directed Staff to bring back recommendations based on the comments and feedback received
- This item (**ITEM 17.1**) includes recommended revisions based on this request



Concerns

- **From Wireless Carrier Industry, generally:**
 - Height and Coverage in Residential areas
 - Separation between towers
 - Setbacks
- More opportunities and flexibility
- Particular concern over C-1 and C-2 zoning districts



Personal Wireless Service Facilities (PWSF)

Title 20 Chapter 20.10 Section 20.10.455

Types of PWSF:

- Facility-Mounted



- Roof-Mounted



- Ground-Mounted





Personal Wireless Service Facilities (PWSF)

Title 20 Chapter 20.10 Section 20.10.455

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- Roof-Mounted



- **Ground-Mounted**





Personal Wireless Service Facilities (PWSF)

Title 20 Chapter 20.10 Section 20.10.455

Goals

- Encourage colocations which would result in a decrease in the overall number of new tower requests
- Receive better designs which blend in with scale and context in their surroundings

Additional goals:

- *Require better design ("Low Visibility") in exchange for flexibility and additional opportunities within regulations*
- *Further encourage location within commercial and manufacturing zoning districts*



Personal Wireless Service Facilities (PWSF)

Title 20 Chapter 20.10 Section 20.10.455

Objectives

- Create new regulations to encourage siting facilities in commercial and manufacturing zoning districts
- Requiring space on new facilities to allow for colocations
- Providing a policy guide with visual diagrams to remove the ambiguity from the existing code

Additional objectives:

- *Including modifications to various sections to update proposed amendments and provide additional clarification*
- *Updated policy guide*



Revisions

Based on the comments and feedback, revisions include **modifications*** to previously proposed ordinance (*from Oct. 29th*) mainly for Ground Mounted facilities such as:

- Preferences
- Permitted
- Camouflaging
- Setbacks
- Separation
- Height
- Policy Guide (updated)
- Additional Reformatting
 - Combining/splitting sections, headers, fixing typos, etc.
- Other previously proposed code amendments are still included

*REDLINES in item backup indicates where changes occurred from October 29th

"Delivering Outstanding Services"



Outreach

Since October 29th City Council meeting:

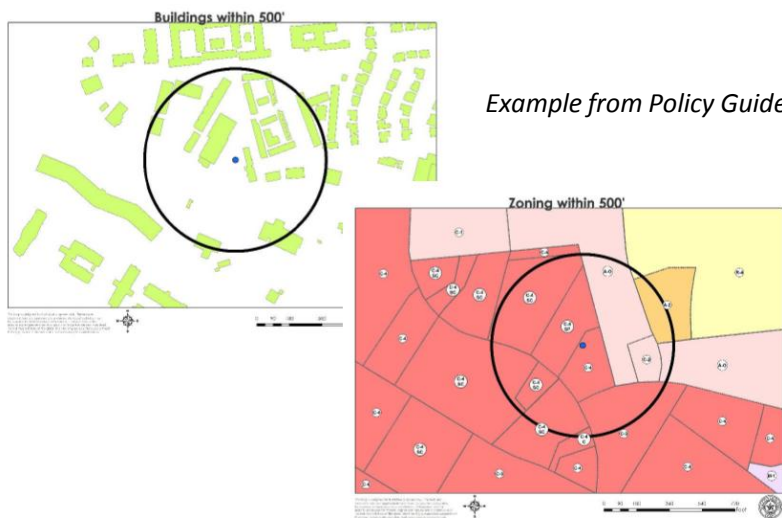
- **Wireless Carrier Industry**
 - Meeting held on November 13, 2019 to present and discuss proposed revisions
 - *Verizon, AT&T, Crown Castle, APC Towers, Vertical-One*
 - Follow-up emails with exhibits containing proposed revisions
 - Late November & early December 2019
- **Neighborhood Associations**
 - Neighborhood Coalition Meeting-November 18, 2019
 - About 19 Neighborhood Associations represented
 - Discussed summary different versions:
 - Proposed Ordinance (*from Oct. 29th*)
 - Industry Requests
 - Recommended Revisions
 - Through interactive polling software, more than 50% of those participating preferred most of the Recommended Revisions



Preferences

Preferences for Facility Type and Location were **modified*** to include:

- Clarifying and simplifying a Due Diligence Analysis when selecting less preferred options
- Discussed within the updated Policy Guide



*REDLINES in item backup indicates where changes occurred from October 29th

"Delivering Outstanding Services"

Permitted with Special Permit

Proposed Ordinance

(from Oct. 29th)

•Special Permit

- Residential
(includes Apartment districts)

- Light Commercial
(includes Special Purpose districts)

Industry Request

•No Change

Recommended Revisions

•Special Permit

- Residential
(includes Apartment districts)

- Light Commercial
(includes Special Purpose districts)

- Exclude C-1 and C-2 zoning districts only

Section 1.1 – Permitted

(Also reflected in Appendix A- Table of Permissible Uses)

Existing Code:

Residential – **Special Permit**

Light Commercial – **Permitted by Right**

Heavy Commercial – **Permitted by Right**

Manufacturing – **Permitted by Right**

Special permit required for modifications

Proposed Code (from Oct. 29th):

Residential – **Special Permit**

Light Commercial – **Special Permit**

Heavy Commercial – **Permitted by Right**

Manufacturing – **Permitted by Right**

Special permit required for modifications

Industry Requests (no change):

Residential – **Special Permit**

Light Commercial – **Special Permit**

Heavy Commercial – **Permitted by Right**

Manufacturing – **Permitted by Right**

Special permit required for modifications

Recommended Revisions:

Residential – **Special Permit**

Light Commercial – **Permitted by Right in C-1 & C-2 zoning districts; Special Permit for other zoning districts in section**

Heavy Commercial – **Permitted by Right**

Manufacturing – **Permitted by Right**

Special permit required for modifications

RED text indicates where changes occurred from October 29th

Camouflaging

Proposed Ordinance (from Oct. 29th)

- **Requirements & Guidelines**

- More analysis
- More camouflaging options



Camouflaging

Ground-Mounted

Industry

- No change



Camouflaging

Recommended Revisions

- Require better design in exchange for flexibility

- *Low Visibility*

- Visual enclosure
- Blends in architecturally
- Associated with use



Camouflaging

Proposed Ordinance

(from Oct. 29th)

•Requirements & Guidelines

- More options
- More analysis

Industry Request

•No Change

Recommended Revisions

•Additional Requirements

- Better design
- Associated function with use
- More flexibility =
Low Visibility

Comparison

Section 1.9 - Camouflage

Existing Code:

- Camouflaging is required for all Ground Mounted PWSF
- General description with limited examples

Proposed Code *(from Oct. 29th):*

- Camouflaging is required for all Ground Mounted PWSF
- Expanded description, added examples, visual analysis
- Visibility classification

Industry Requests (no change):

- Camouflaging is required for all Ground Mounted PWSF
- Expanded description, added examples, visual analysis
- Visibility classification

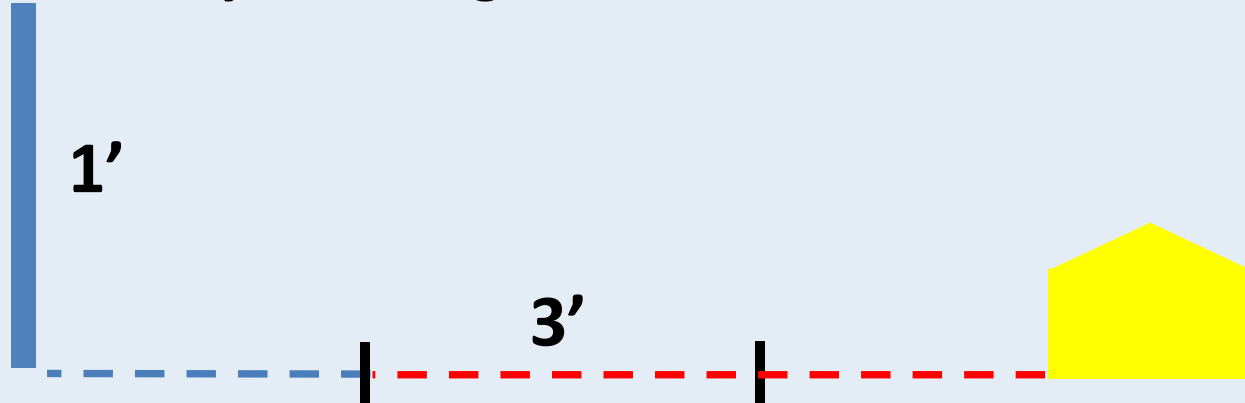
Recommended Revisions:

- Camouflaging is required for all Ground Mounted PWSF
- Expanded description, added examples, visual analysis
- Visibility classification **and revised conflicting language**
- Expanded visibility classification of Low Visibility Facilities**
 - Antennae are not visible from any angle
 - Material, color, and texture of facility resembles buildings on site
 - Serves or performs an associated function with use

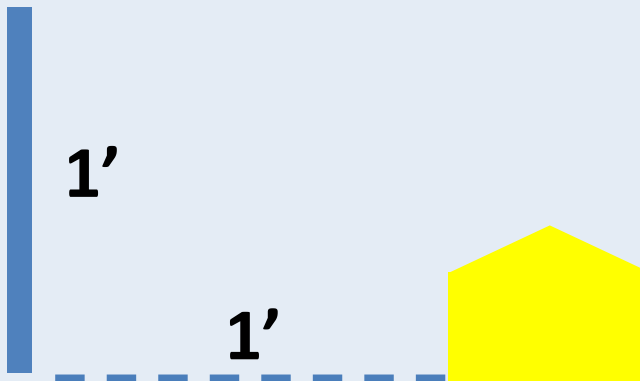
Setbacks

Proposed Ordinance (from Oct. 29th)

- **3' setback for every 1' in height*** (Residential, Light Commercial)



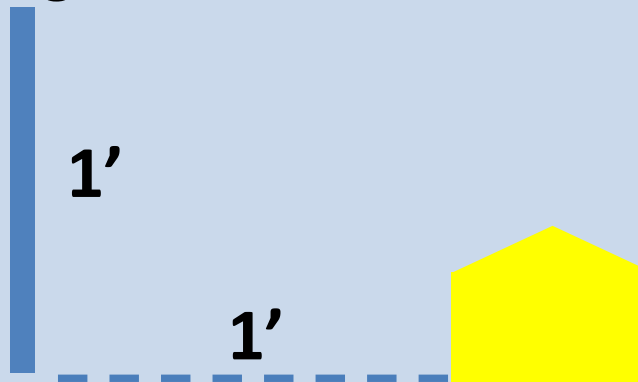
- **1' setback for every 1' in height*** (Heavy Commercial, Manufacturing)



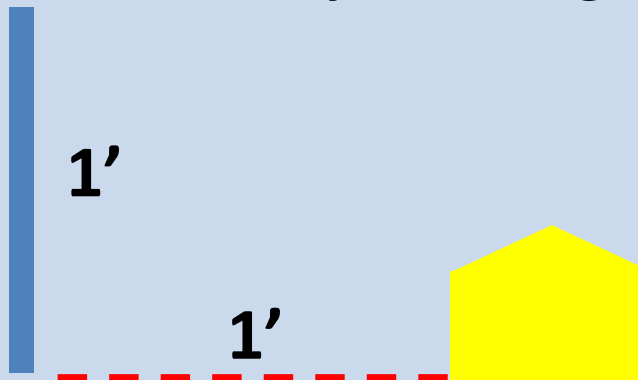
**From Residential zoning districts* 19

Industry Request

- 1' for every 1' in height* (all zones)



- May reduce below 1' for every 1' in height* (Heavy Commercial, Manufacturing)

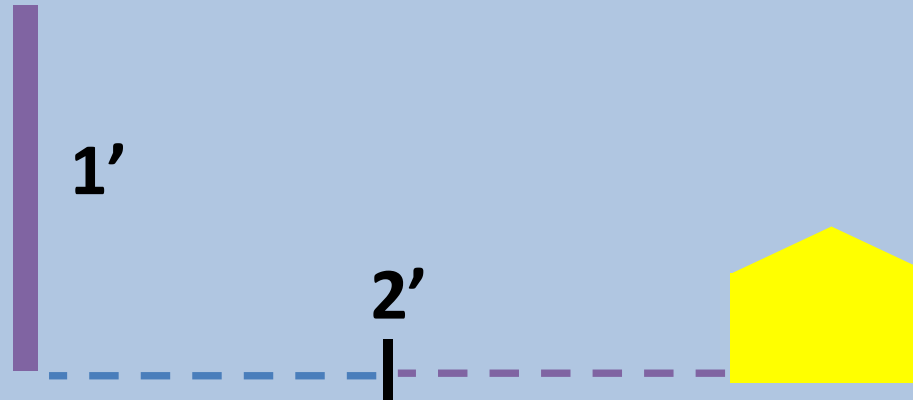


Setbacks

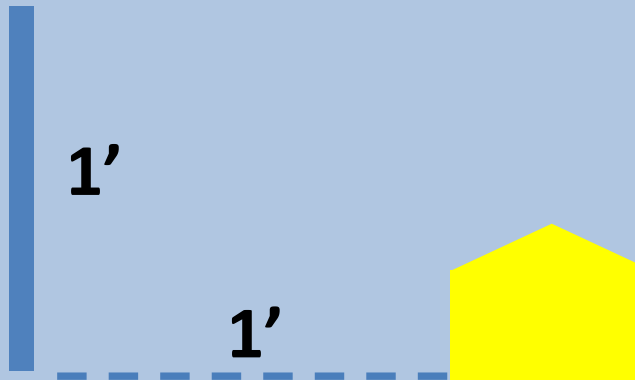
Recommended Revision

- **2' for every 1' in height*** (Residential, Light Commercial)

• *Low Visibility*



- **1' setback for every 1' in height*** (Heavy Commercial, Manufacturing)



*From Residential zoning districts 21

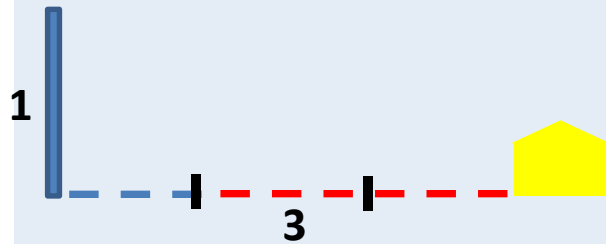
Setbacks*

Proposed Ordinance

(from Oct. 29th)

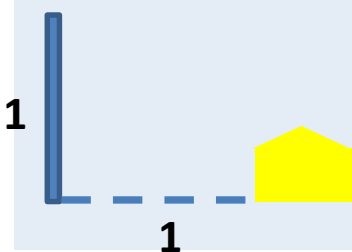
•3' for every 1'

- Residential, Light Commercial



•1' for every 1'

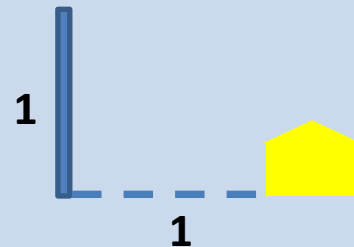
- Heavy Commercial, Manufacturing



Industry Request

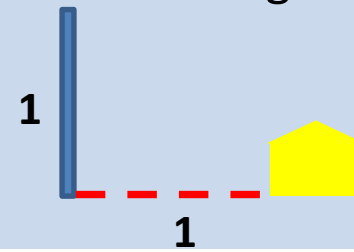
•1' for every 1'

- All zones



•May reduce below 1' for every 1'

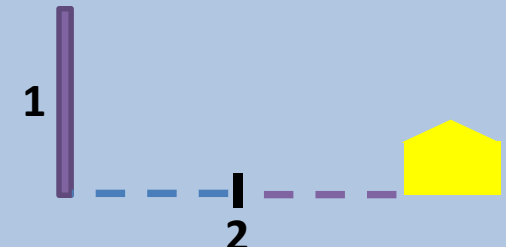
- Heavy Commercial, Manufacturing



Recommended Revisions

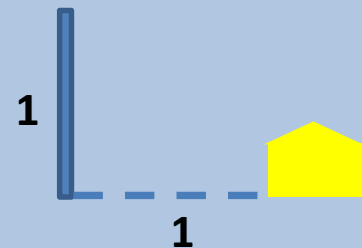
•2' for every 1'

- Low Visibility*
- Residential, Light Commercial



•1' for every 1'

- Heavy Commercial, Manufacturing



*Setbacks from Residential zoning districts 22

Comparison

Section 1.2 – Setbacks

(Sections 1.2.1, 1.3, 1.3.1 also apply)

Existing Code:

Residential – **3:1 to Residential**, 1:1 to all other districts

Light Commercial – **3:1 to Residential**, 1:1 to all other districts

Heavy Commercial – **1:1 to Residential**, base zoning to all other districts

Manufacturing – **1:1 to Residential**, base zoning to all other districts

Special permit to reduce distance but not below 1:1 to Residential

Proposed Code (no change) (from Oct. 29th):

Residential – **3:1 to Residential**, 1:1 to all other districts

Light Commercial – **3:1 to Residential**, 1:1 to all other districts

Heavy Commercial – **1:1 to Residential**, base zoning to all other districts

Manufacturing – **1:1 to Residential**, base zoning to all other districts

Special permit to reduce distance but not below 1:1 to Residential

Industry Requests:

Residential – **1:1 to Residential**, 1:1 to all other districts

Light Commercial – **1:1 to Residential**, 1:1 to all other districts

Heavy Commercial – **1:1 to Residential, 1:1 max**, *special permit reduction to base zoning*

Manufacturing – **1:1 to Residential, 1:1 max**, *special permit reduction to base zoning*

Recommended Revisions:

Residential – **3:1 to Residential**, **2:1 to Residential with Low Visibility design**, 1:1 to all other districts

Light Commercial – **3:1 to Residential**, **2:1 to Residential with Low Visibility design**, 1:1 to all other districts

Heavy Commercial – **1:1 to Residential**, base zoning to all other districts

Manufacturing – **1:1 to Residential**, base zoning to all other districts

*Special permit to reduce distance but not below 1:1 to Residential, **requires Low Visibility design, clarification for districts separated by right-of-way***

RED text indicates where changes occurred from October 29th

Separation

Proposed Ordinance (from Oct. 29th)

- **½ Mile-All zones**

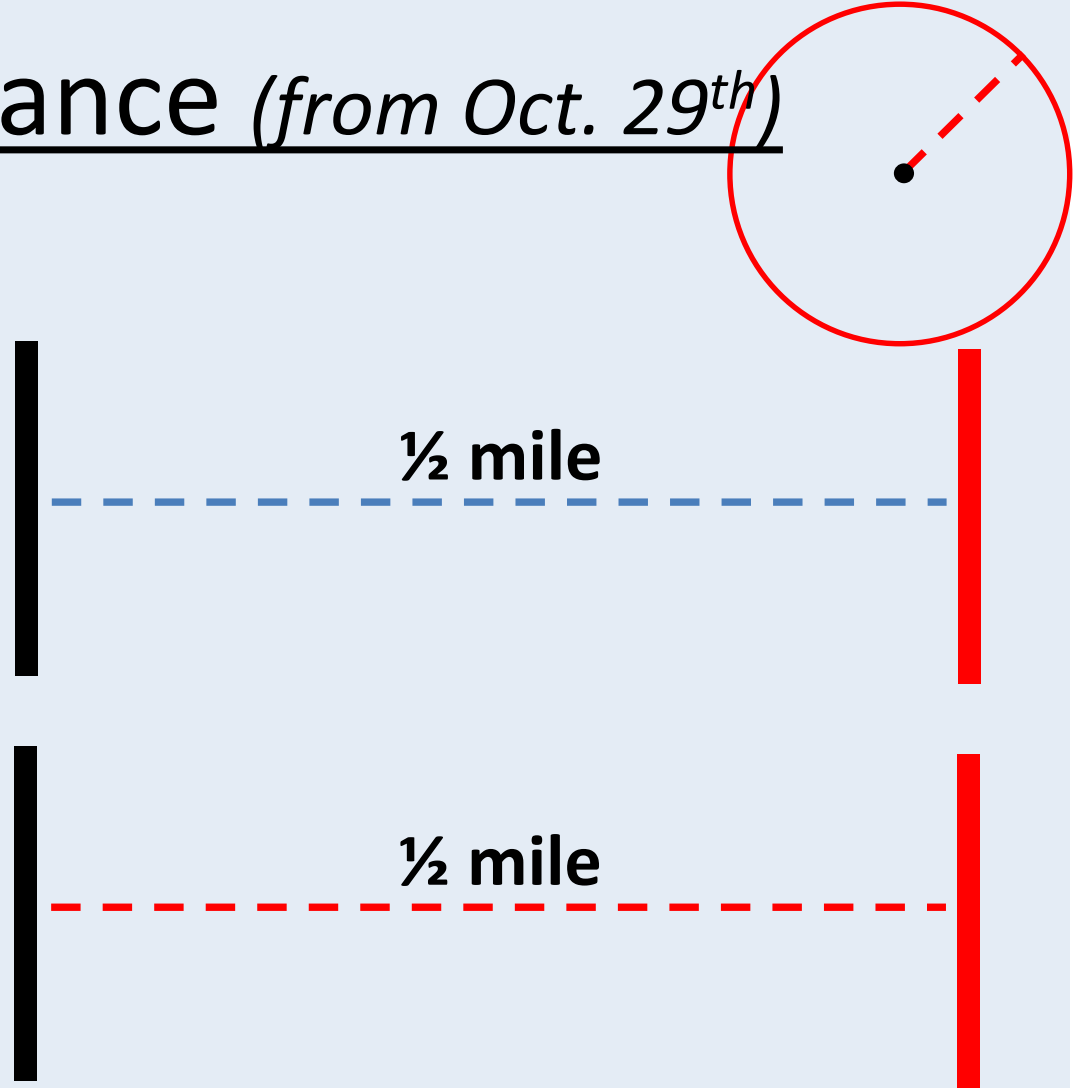
- **Residential, Light Commercial**

- No Reduction

- **Heavy Commercial, Manufacturing**

- May be reduced

- **Between any tower**



Separation

Industry Request

- **Tiered**

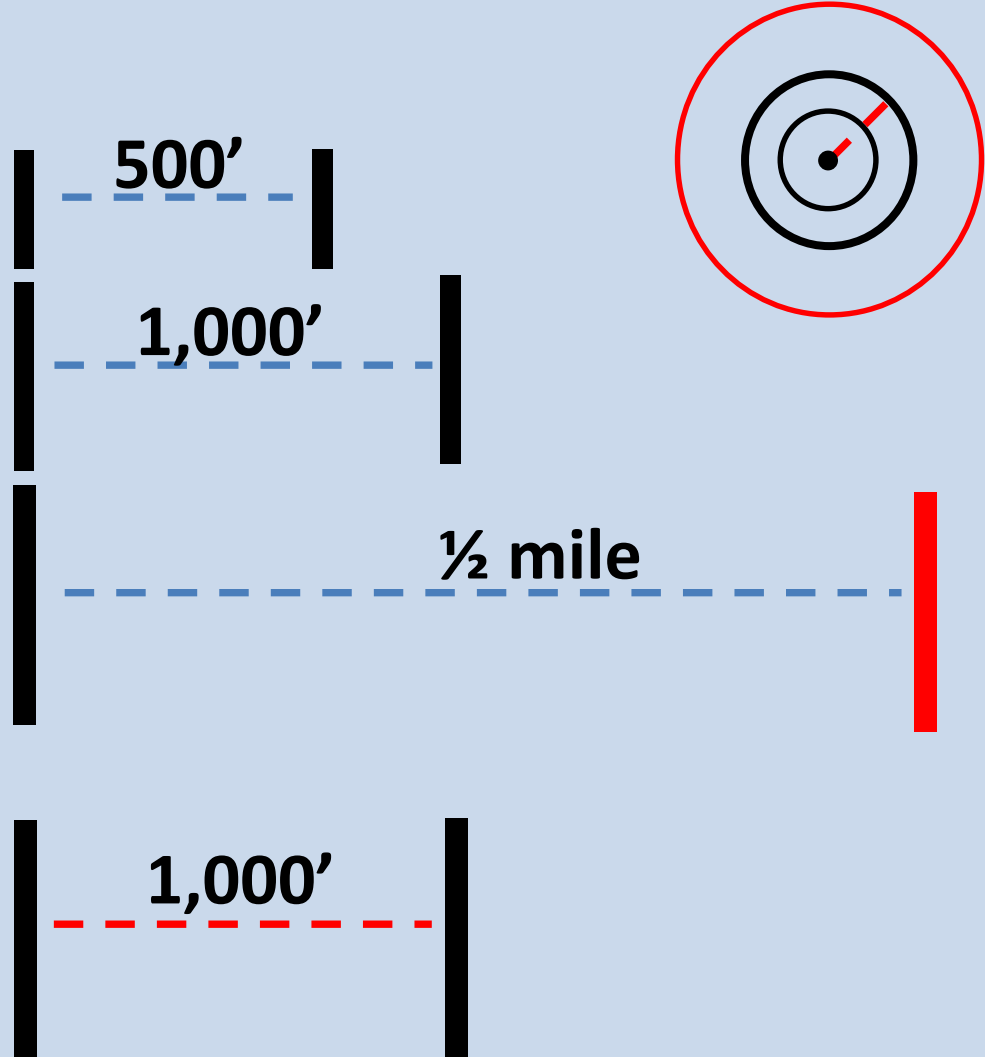
- **Residential, Light Commercial**

- Shorter = Closer together

- **Heavy Commercial, Manufacturing**

- Distance reduced
 - May be reduced more

- Between applicants tower



Separation

Recommended Revision

- **Tiered**

- **Residential, Light Commercial**

- Threshold for reduction

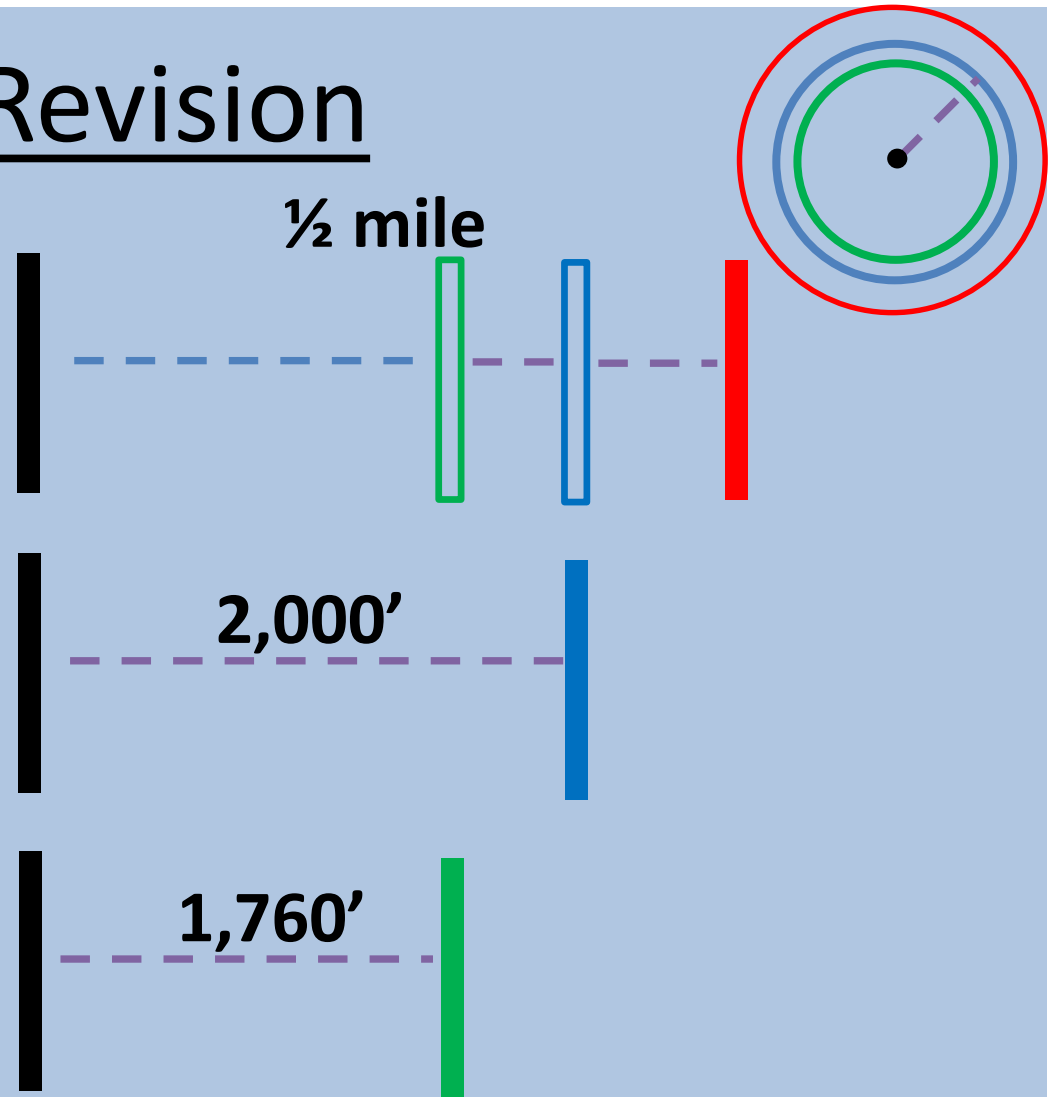
- **Heavy Commercial, Manufacturing**

- Distances reduced less
 - May be reduced more

- ***Low Visibility***

- Required for reductions

- **Between any tower**



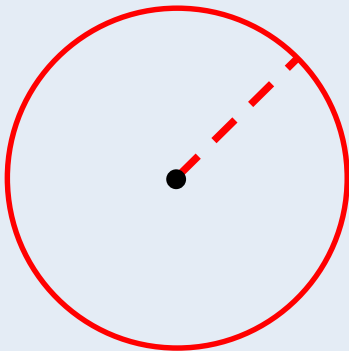
Separation

Proposed Ordinance

(from Oct. 29th)

• **½ Mile-All zones**

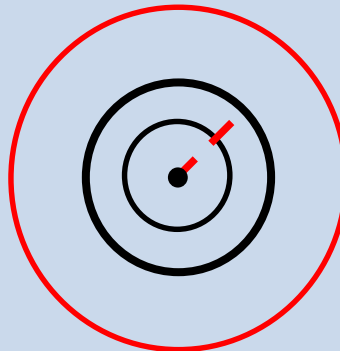
- No reduction in Residential, Light Commercial
- Between any tower



Industry Request

• **Tiered**

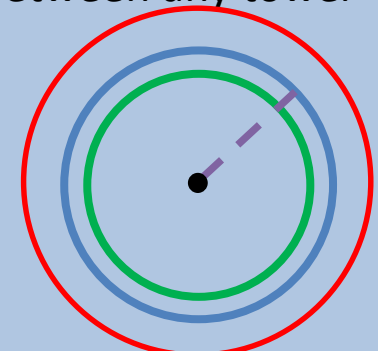
- **Shorter = Closer**
 - Residential, Light Commercial
- **Reduced distance**
 - Heavy Commercial, Manufacturing
- Between applicant tower



Recommended Revisions

• **Tiered**

- **Reduced less distance**
 - Heavy Commercial, Manufacturing
- **Low Visibility**
 - To reduce in all zones
 - Threshold for Residential, Light Commercial
- Between any tower



Comparison

Section 1.4 – Separation

(Sections 1.5, 1.5.1 also apply)

Current Code (between any tower):

½ mile (2,640')

Special permit to reduce distance in all zoning districts

Proposed Code (from Oct. 29th) (between any tower):

½ mile (2,640')

Special permit to reduce distance removed in Residential and Light Commercial

Industry Requests (only between carrier's own tower):

Residential – ½ mile for 60' tall, 1,000' if 50' tall, 500' if 35' tall

Light Commercial – ½ mile for 60' tall, 1,000' if 50' tall, 500' if 35' tall

Heavy Commercial – 1,000'*

Manufacturing – 1,000'*

**Special Permit to reduce distance, but remove criteria for special permit analysis*

Recommended Revisions (between any tower):

Residential – ½ mile (2,640'); **may be reduced***, but not below **2,000'**

Light Commercial – ½ mile (2,640'); **may be reduced***, but not below **1,760'**

Heavy Commercial – **2,000'***

Manufacturing – **1,760'***

Special permit to reduce distance, **requires Low Visibility design*

RED text indicates where changes occurred from October 29th

Height

Proposed Ordinance (from Oct. 29th)

- **Base Zoning**

- Generally,

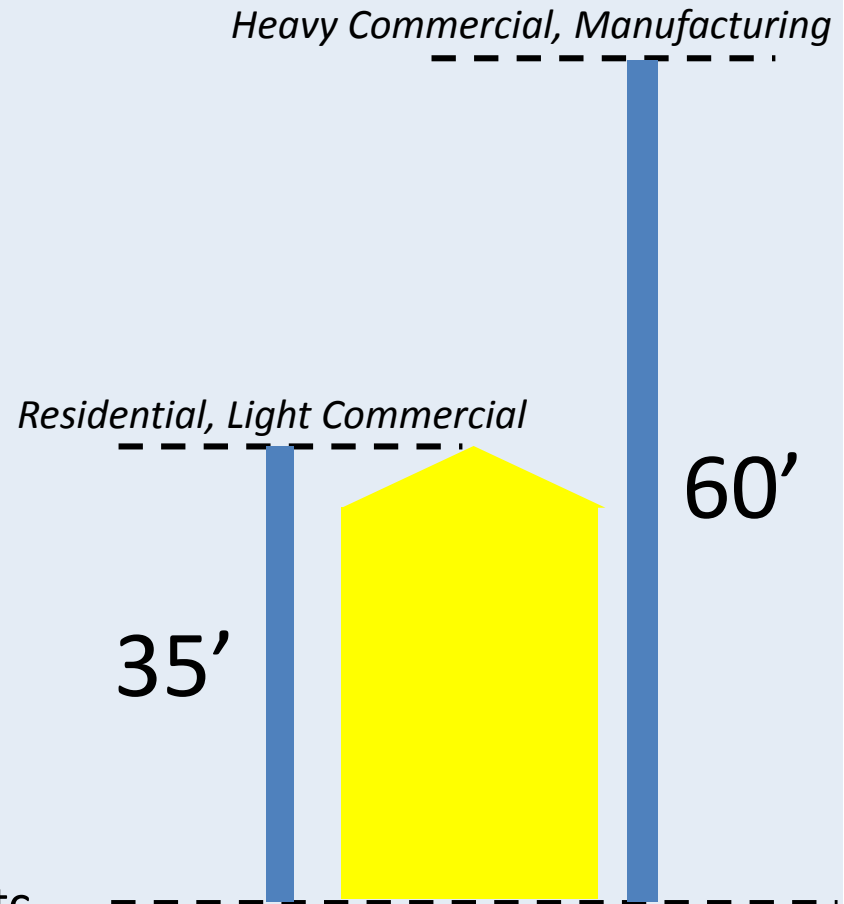
- **Lower**

- Residential, Light Commercial

- **Higher**

- Heavy Commercial, Manufacturing

- Additional height possible w/ contracts, etc.



Height

Industry Request

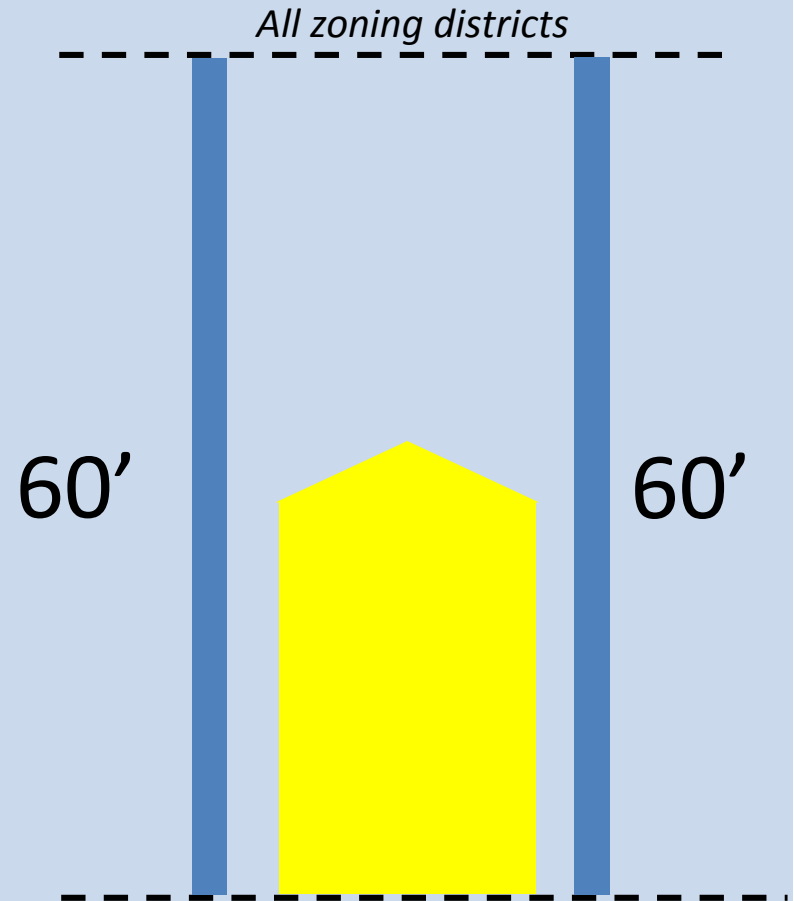
- **Base Zoning + 25'**

- **Same Height**

- Residential, Light Commercial

- Heavy Commercial, Manufacturing

- Greater additional height possible w/ no contracts, etc.



Height

Recommended Revision

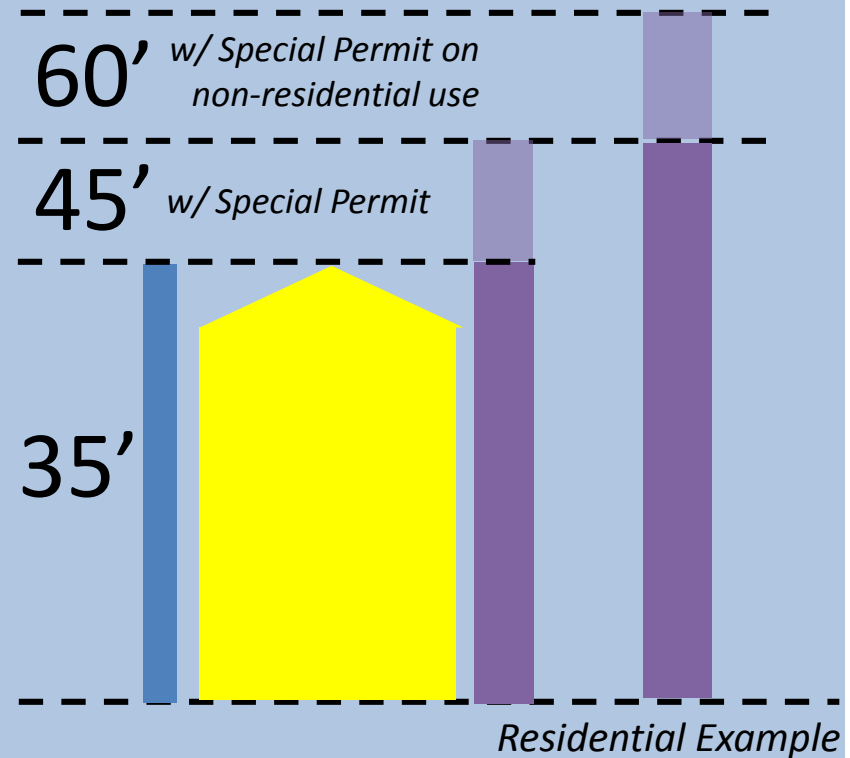
- **Generally, starting at Base Zoning**

- Increases height w/:

- ***Low Visibility***

- **Lower to Higher**

- Residential, Light Commercial begin lower
- Heavy Commercial, Manufacturing begin higher
 - Limited additional height possible, accommodating w/ no contract, etc.



Height

Proposed Ordinance

(from Oct. 29th)

•Base Zoning

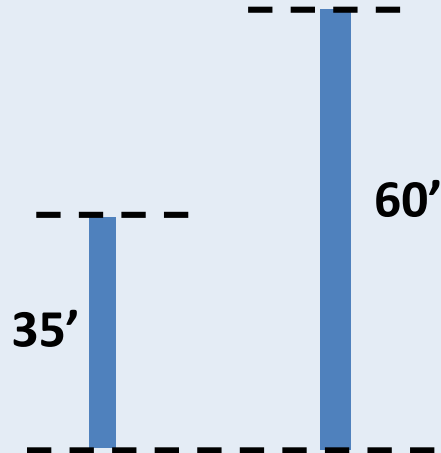
•Lower

- Residential, Light Commercial

•Higher

- Heavy Commercial, Manufacturing

•Contractual additions

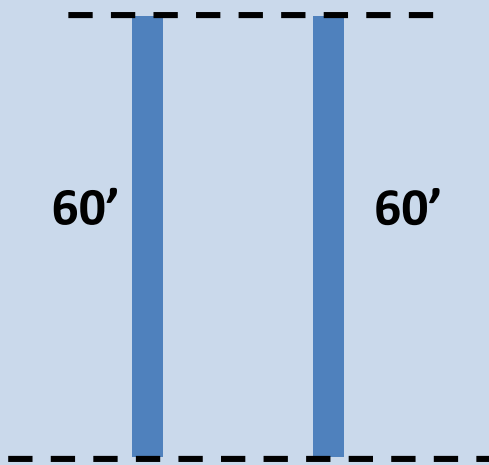


Industry Request

•Base Zoning + 25'

•Same Height

- All zoning districts
- Greater, non-contractual additions



Recommended Revisions

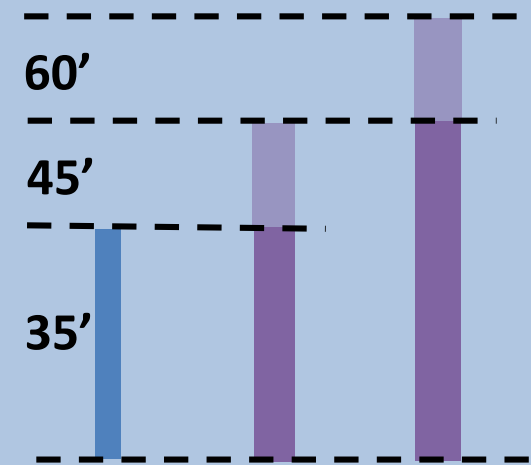
•Base Zoning + Design= ↑ Height

•Lower to Higher

- Increasing height

•*Low Visibility*

- Limited, non-contractual additions



Existing Code:

Residential - 75'

Light Commercial – 75'

Heavy Commercial - 125', *special permit=no limit*

Manufacturing - 150', *special permit=no limit*

Additional 25' with colocation (all districts)

Special permit to increase in C-3, C-4, & Manufacturing districts

Comparison

Ground-Mounted

Section 1.6 – Height

(Sections 1.7, 1.8, 1.8.1 also apply)

Proposed Code (from Oct. 29th) (base zoning), generally:

Residential - 35'

Light Commercial – 35', may vary with setbacks

Heavy Commercial - 60', may vary with setbacks, *special permit=15' limit*

Manufacturing - 60', may vary with setbacks, *special permit=15' limit*

Additional 15' with colocation (all districts)

Special permit to increase 15' in C-3, C-4, & Manufacturing districts

Industry Requests (base zoning +25'), generally:

Residential – 35' + 25' (up to 60')

Light Commercial – 35' + 25' (up to 60')

Heavy Commercial – 60' + 25' (up to 60') *special permit=15' limit*

Manufacturing – 60' + 25' (up to 60'), *special permit=15' limit*

Additional 25' with colocation (all districts)

Special permit to increase 25' in C-3, C-4, & Manufacturing districts

Recommended Revisions:

Residential - 35', 45'* with Special Permit, 60'* with Special Permit on permitted non-residential use

Light Commercial – C-1 & C-2 zoning only = 35', 45'*, 60'* with Special Permit; 45' in other zoning districts in section

Heavy Commercial - 60', 75'*** w/ Special Permit (support 2 carriers), 90'*** w/ Special Permit (support 3 carriers)

Manufacturing - 60', 75'*** w/ Special Permit (support 2 carriers), 90'*** w/ Special Permit (support 3 carriers)

**Increases in height require Low Visibility design*

***If within 500' of Residential, Low Visibility design required*

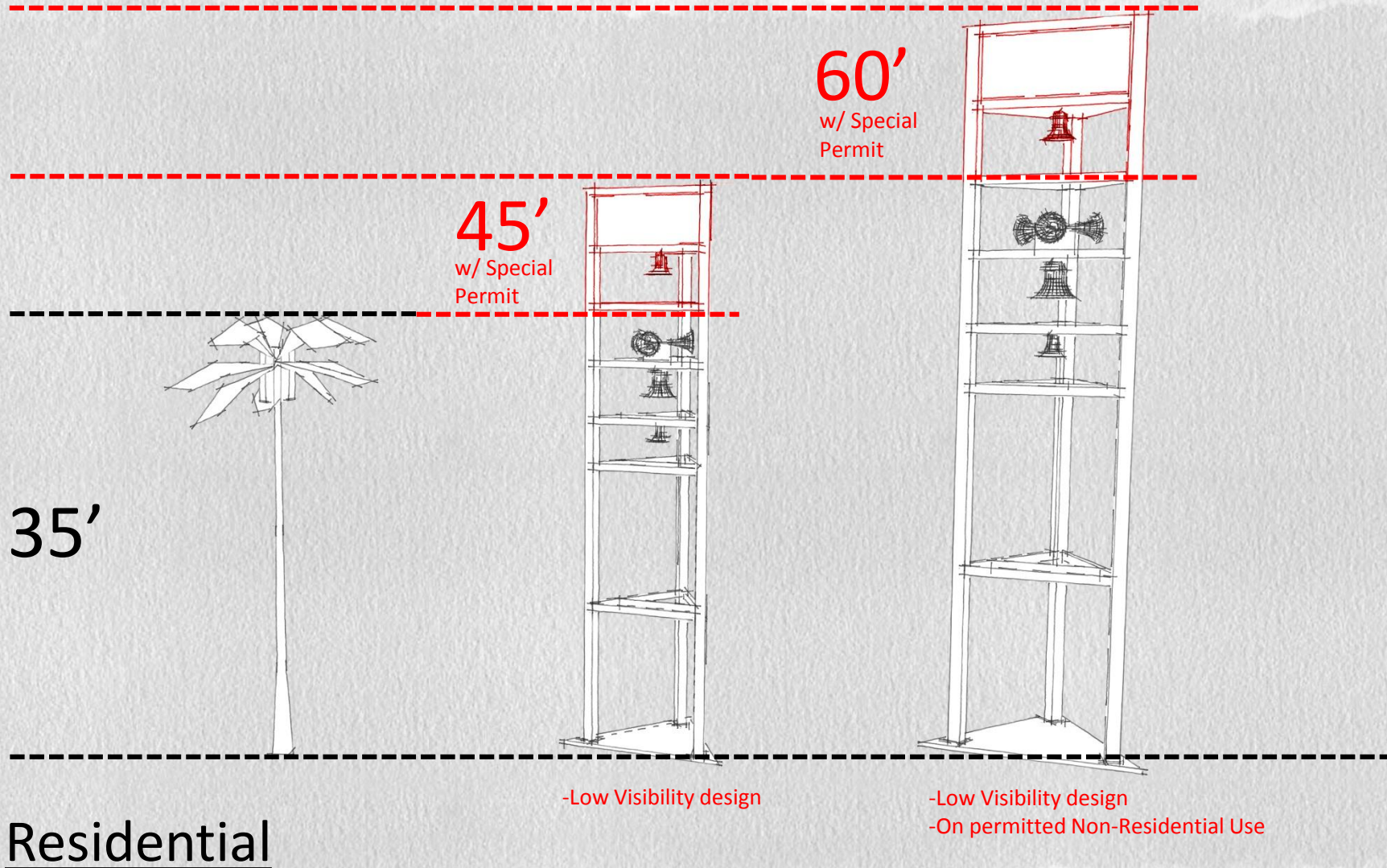
****Increase in height require Low Visibility design and additional criteria*

RED text indicates where changes occurred from October 29th

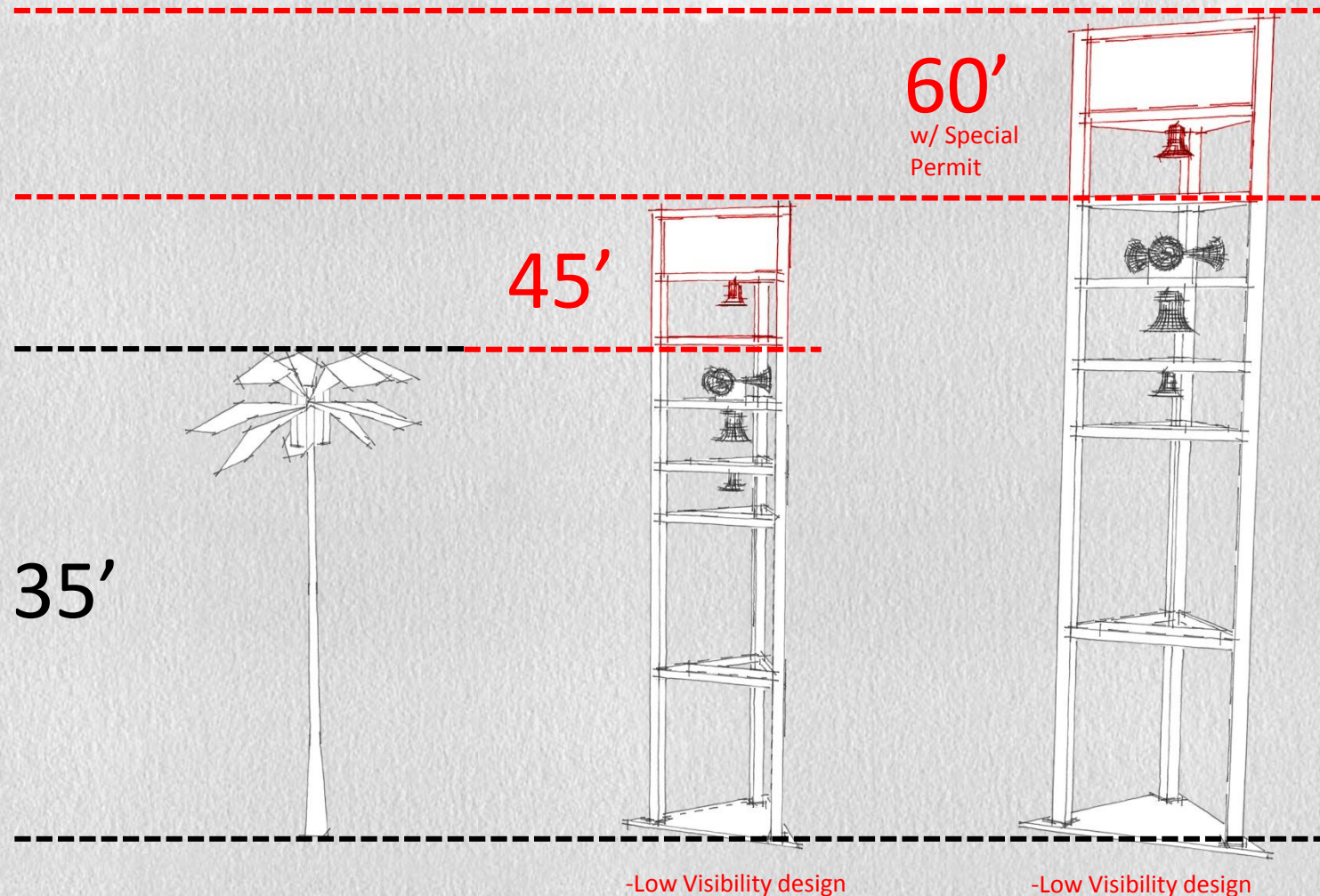
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Ground-Mounted

Recommended Revisions

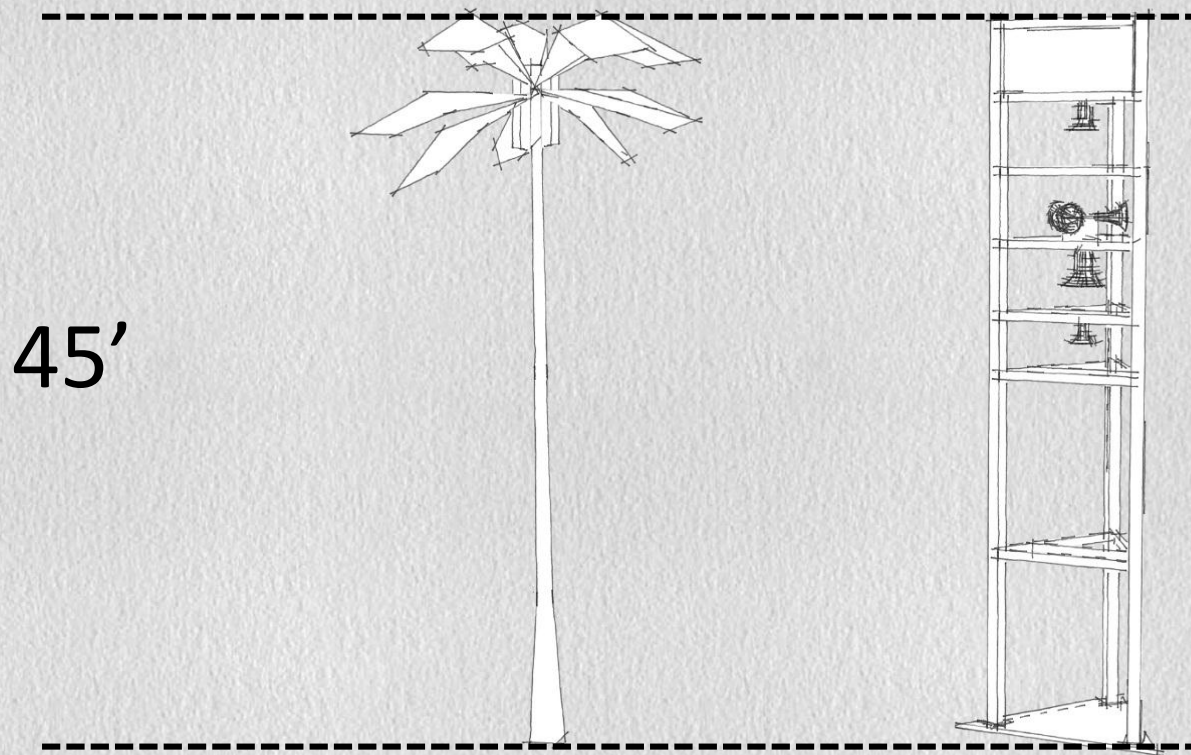


Recommended Revisions



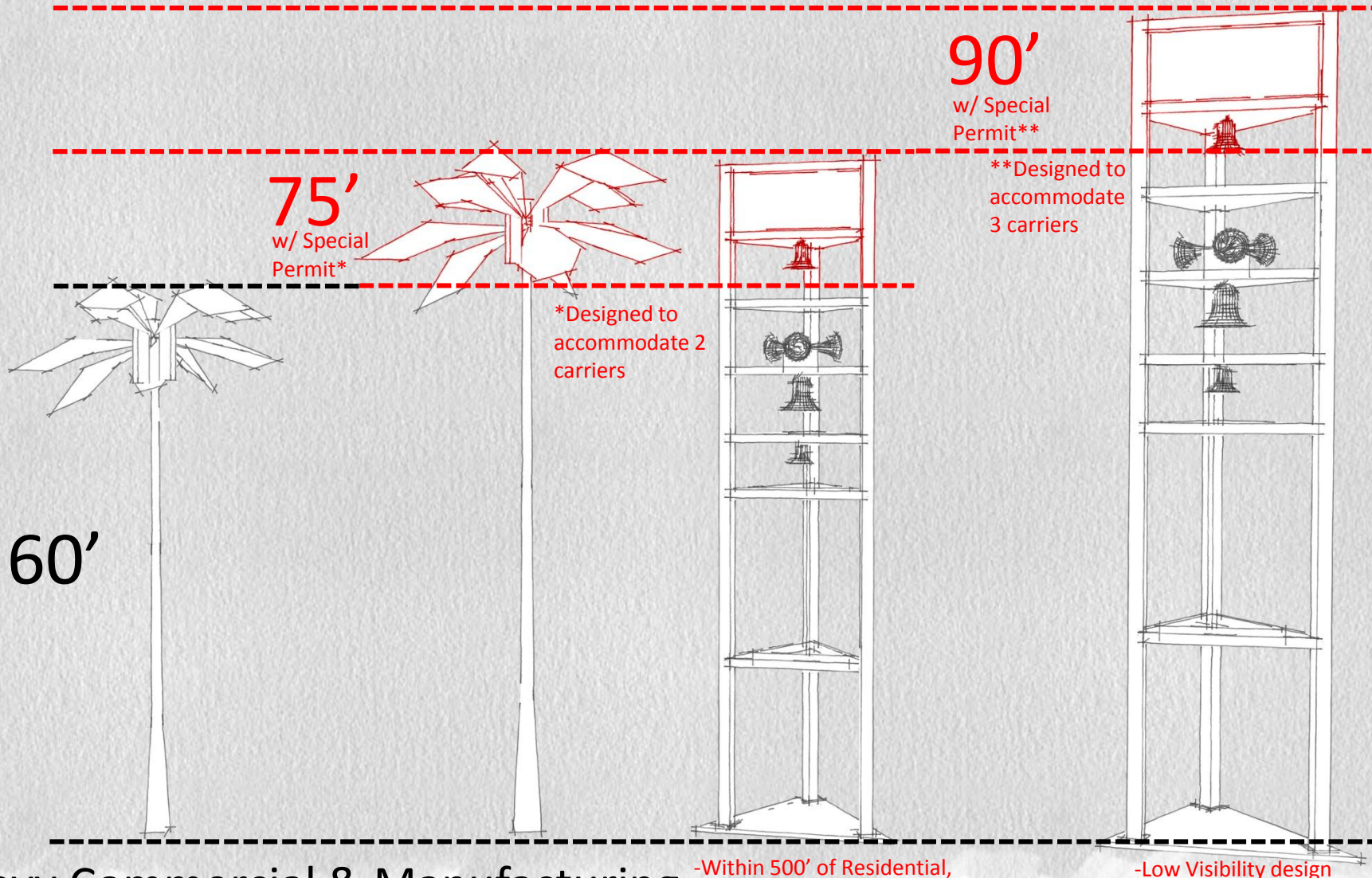
C-1 & C-2 districts only

Recommended Revisions



Other Special Purpose districts

Recommended Revisions



Heavy Commercial & Manufacturing

-Within 500' of Residential,
Low Visibility design required

-Low Visibility design



QUESTIONS ?