



Title 20 Zoning Code Amendments

Personal Wireless Service Facilities (PWSF)

Title 20

Chapter 20.10

Section 20.10.455 (PWSF)

Appendix A (Table of Permissible Uses)

--Amendments

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

"Delivering Outstanding Services"



Title 20 Zoning Code Amendments

Personal Wireless Service Facilities (PWSF)

- On March 17th, 2020:
 - Recommendation by the City Plan Commission was presented to the City Council
 - ***CPC Recommendation: Adopt Item #17.1 in lieu of Item #17.2 to City Council***
 - City Council voted to reintroduce the Ordinance regarding the amendments to Personal Wireless Service Facility regulations
 - *Item #17.1 from the January 7, 2020 City Council agenda, which originated to address concerns from the wireless carrier industry*



Title 20 Zoning Code Amendments

Personal Wireless Service Facilities (PWSF)

- **Amendments** *(within ITEM 17.1 from 1/7/2020)*
 - a) Code Sections
 - *Section 20.10.455 (PWSF)*
 - *Appendix A (Table of Permissible Uses)*
 - b) Comparison between regulations



Personal Wireless Service Facilities (PWSF) *Amendments*

Goals:

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

Objectives:

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



Personal Wireless Service Facilities (PWSF) *Amendments*

Amendments

Based on the comments and feedback, amendments include modifications* to previously approved ordinance (1/7/2020) mainly for Ground Mounted facilities such as:

- Preferences (*clarification*)
- ***Permitted***
- ***Camouflaging***
- ***Setbacks***
- ***Separation***
- ***Height***
- Policy Guide (*updated*)
- Additional Reformatting
 - Combining/splitting sections, headers, etc.

*REDLINES in item backup indicates where changes occurred

"Delivering Outstanding Services"

Permitted with Special Permit

Ordinance #019016

(Approved-Jan. 7th)

•Special Permit

- Residential (includes Apartment districts)
- Light Commercial (includes Special Purpose districts)

Amendments

•Special Permit

- Residential (includes Apartment districts)
- Light Commercial (includes Special Purpose districts)
- Exclude C-1 and C-2 zoning districts only

Permitted *Camouflaging* *Setbacks* *Separation* *Height*

Camouflaging

Ordinance #019016

(Approved-Jan. 7th)

•Requirements & Guidelines

- More options
- More analysis



Amendments

•Additional Requirements

- Require better design for flexibility
- Low Visibility**
 - Visual enclosure
 - Blends in architecturally
 - Associated function



Camouflaging

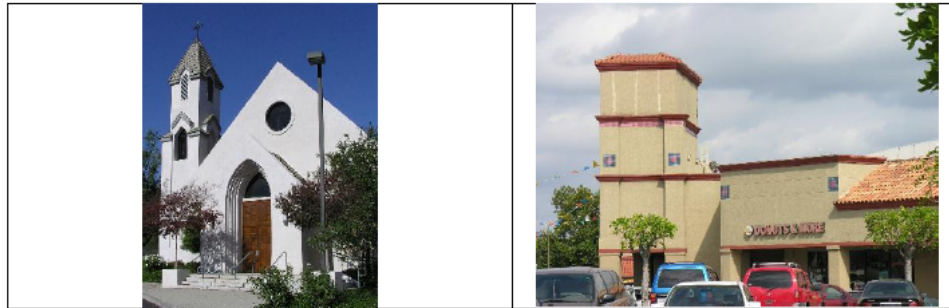
Examples of Criteria #1 (Visual Enclosure/Screening)

Low Visibility

- Meet all 3 Criteria



Examples of Criteria #2 (Architectural Character)



Examples of Criteria #3 (Associated Function)



Setbacks*

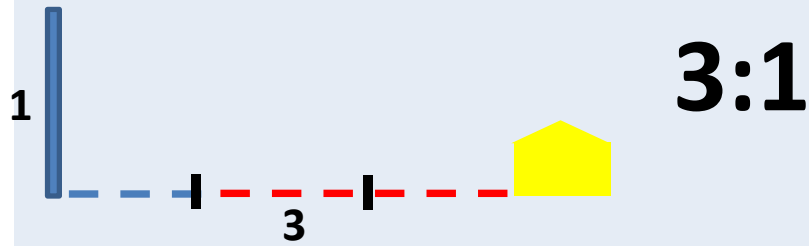
*Setbacks from Residential zoning districts

Ordinance #019016

(Approved-Jan. 7th)

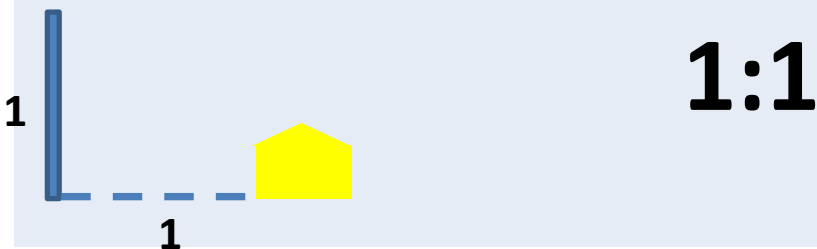
•3' for every 1' of height

•Residential, Light Commercial



•1' for every 1' of height

•Heavy Commercial,
Manufacturing

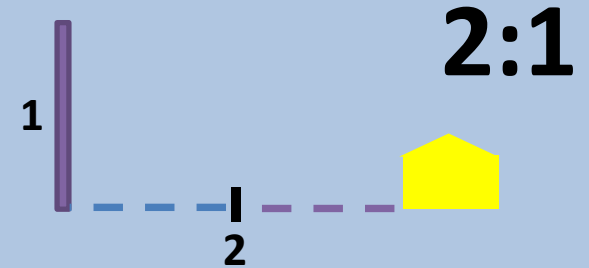


Amendments

•2' for every 1' of height

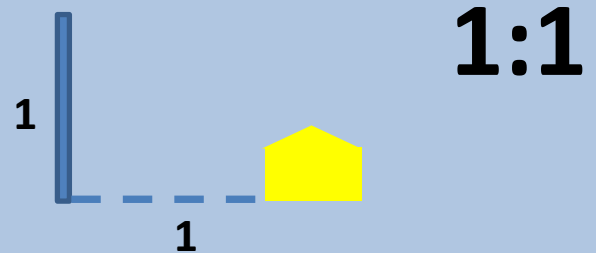
•*Low Visibility*

•Residential, Light Commercial



•1' for every 1' of height

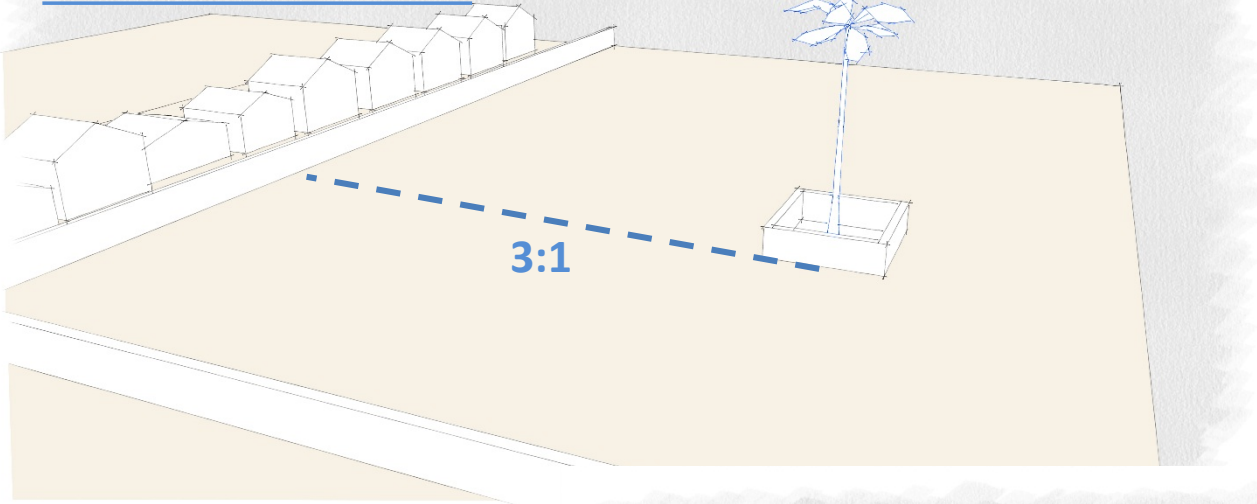
•Heavy Commercial, Manufacturing



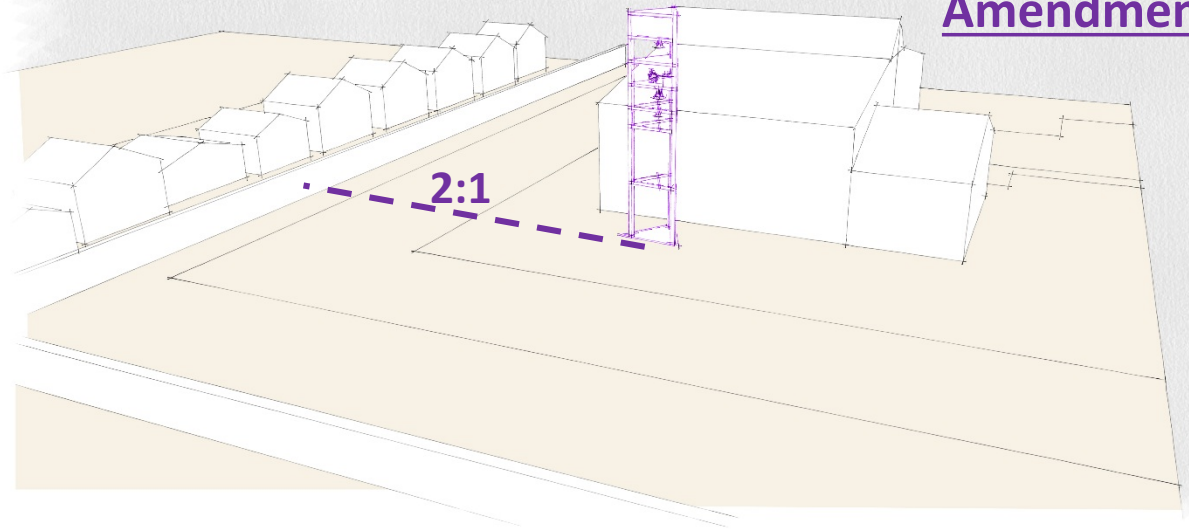
Setbacks*

*Setbacks from Residential zoning districts

Ordinance #019016



Amendments



Separation

Ordinance #019016

(Approved-Jan. 7th)

• **½ Mile-All zones**

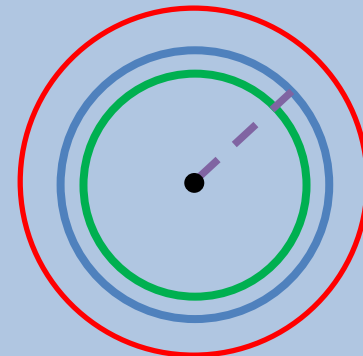
- Special permit required for reductions
- No reduction in Residential, Light Commercial
- Between any tower



Amendments

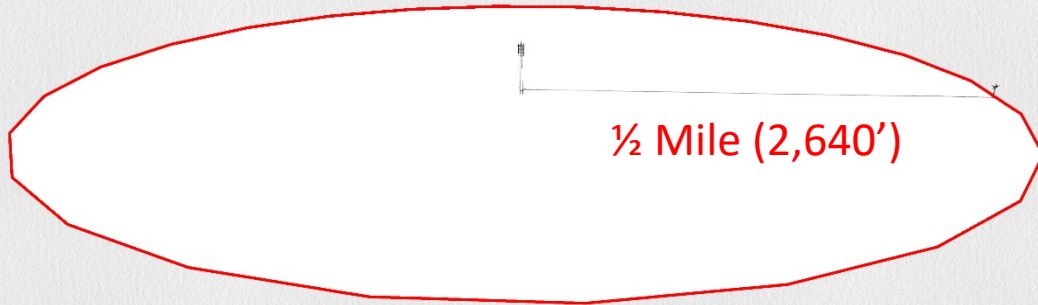
• **Tiered**

- **½ Mile** in Residential, Light Commercial
- **Reduced initial distance**
 - Heavy Commercial = **2,000'**
 - Manufacturing = **1,760'**
- **Low Visibility** (w/ Special Permit)
 - To reduce in all zones
 - Threshold for reduction:
 - Residential = **2,000'**
 - Light Commercial = **1,760'**
- Between any tower

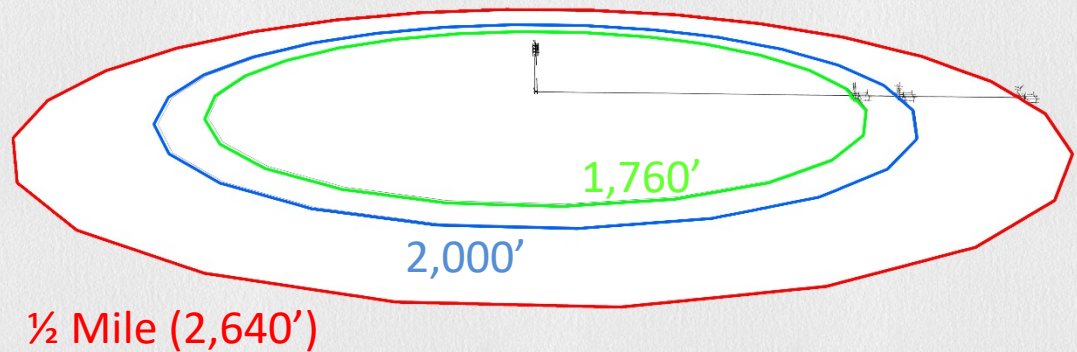


Separation

Ordinance #019016



Amendments



Height

Ordinance #019016

(Approved-Jan. 7th)

•Base Zoning

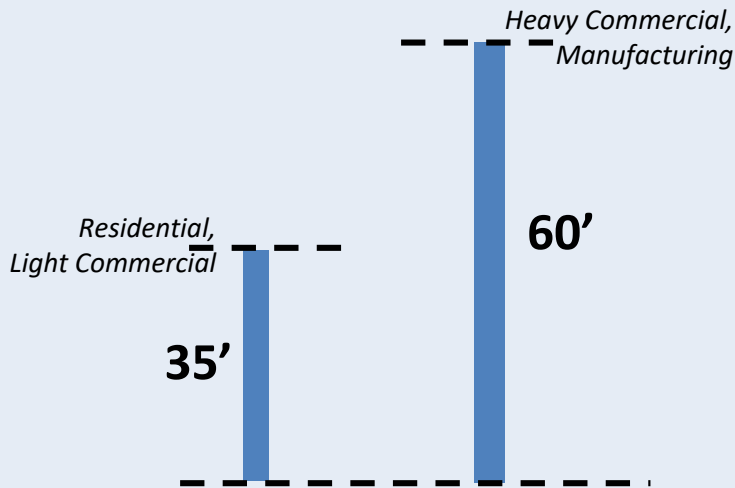
•Lower

- Residential, Light Commercial

•Higher

- Heavy Commercial, Manufacturing

•Contractual additions



Amendments

•Base Zoning + Design=

↑ Height

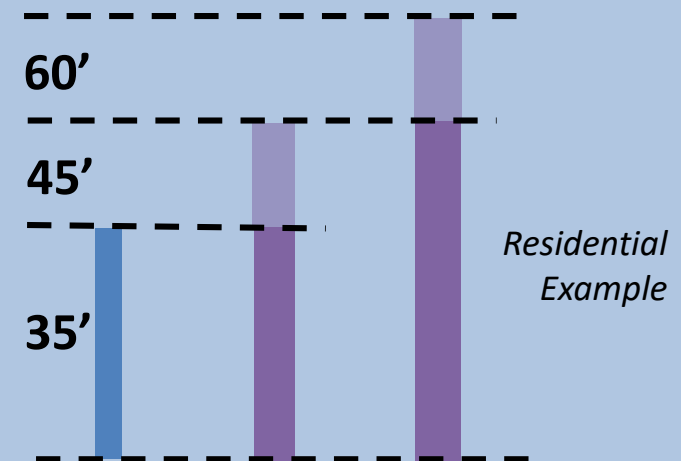
•Lower to Higher

•Increasing height

•*Low Visibility*

- More criteria w/ each increase

•Limited, non-contractual additions



Permitted

Camouflaging

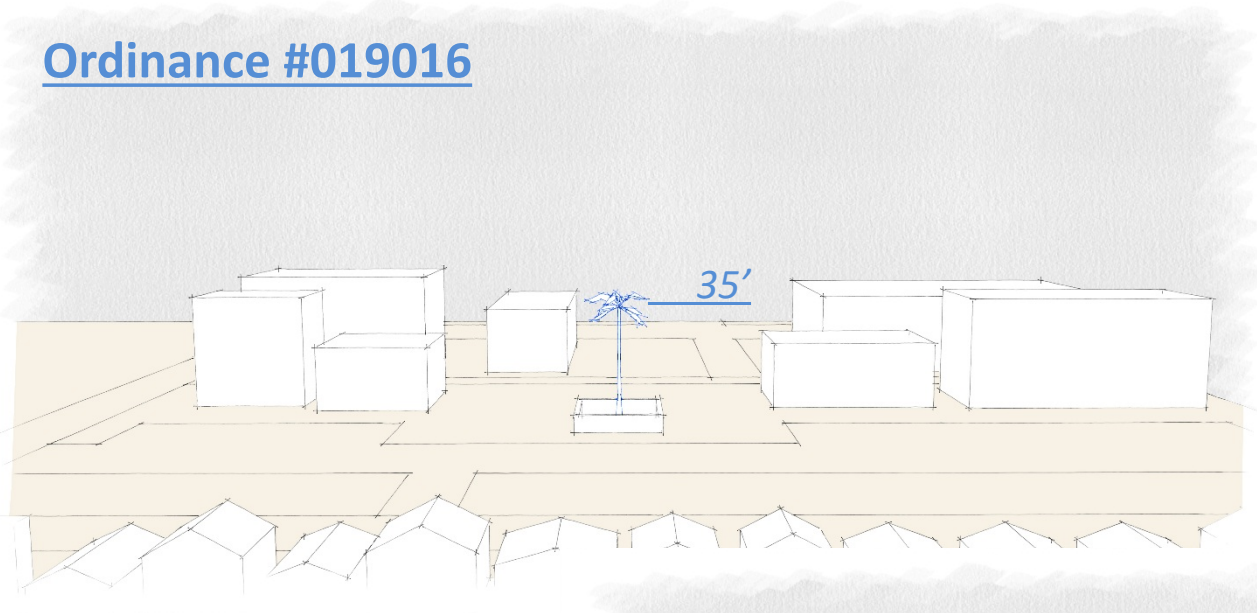
Setbacks

Separation

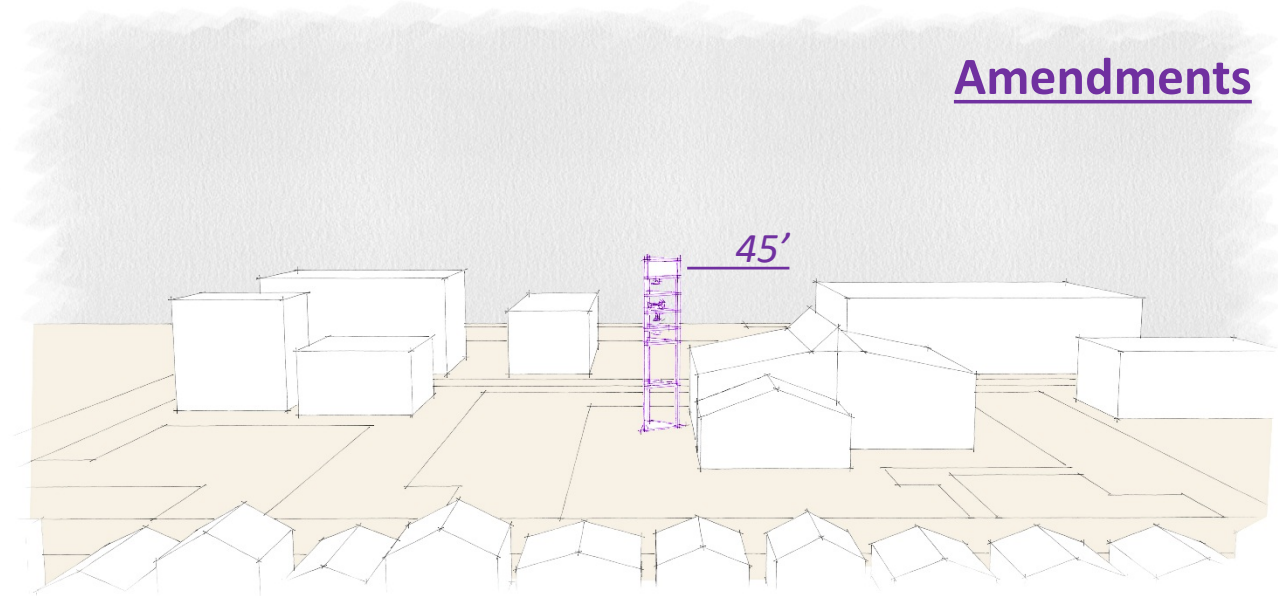
Height

Height

Ordinance #019016



Amendments





Questions?