

TOWN OF TIBURON

SUPPLEMENTAL STAFF REPORT

ITEM NO. _____

To: PLANNING COMMISSION
From: SCOTT ANDERSON, DIRECTOR OF COMMUNITY DEVELOPMENT
DAN WATROUS, PLANNING MANAGER
Subject: Z 2005-02: TOWN-INITIATED ZONING ORDINANCE AMENDMENT
TO ADD A SECTION REGULATING ANTENNAS AND WIRELESS
COMMUNICATION FACILITIES; CONSIDERATION OF WIRELESS
COMMUNICATION FACILITY STANDARDS
Date: SEPTEMBER 14, 2005
Report Date: SEPTEMBER 8, 2005

RECOMMENDED ADDITIONS

Staff is recommending that the Planning Commission consider the following additions to the draft WCF Standards and draft ordinance as part of its deliberations at the hearing.

Standards

In the WCF Standards (p. 6), add to **Section IV. General Requirements** under **A. Development Standards**, as follows:

5. Setbacks. Freestanding monopole antenna structures shall be set back at least fifty percent (50%) of the monopole height from all property lines, and one hundred percent (100%) of the monopole height from any adjacent residentially-zoned property.
6. Height Limits. Antennas, support structures, and related equipment shall comply with building height limitations in all zones, but may exceed such height limits by up to three (3) feet pursuant to Section 16-5.6.7(b) of the Tiburon Municipal Code. These height limits shall not apply to antennas of amateur radio operators when licensed by the Federal Communications Commission.

Renumber remaining items as 7-10.

Ordinance

1. Add the following definitions to the Draft Ordinance:

Related Equipment: This term means all equipment appurtenant to the transmission and/or reception of voice and data via radio frequencies. Such equipment may include, but is not limited to, cable conduit and connectors, equipment pads, equipment shelters, cabinets, buildings, and access ladders.

Visually Inevident: This term means that any component of a WCF, while possibly visible to a person with normal vision from street level, is such that it is not visually distinguishable as an antenna or other component of a WCF due to sufficient camouflage, design, screening, building or architectural integration, or other factors.

2. Modify the existing definition from the Draft Ordinance to read as follows:

Wireless Communication Facility (WCF): A facility that transmits and/or receives electromagnetic signals, including without limitation, antennas, microwave dishes, satellite dishes, and other types of equipment for the transmission or reception of such signals, monopoles or similar structures supporting the equipment, equipment buildings, shelters, cabinets, parking area and other accessory construction.