

**Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-74

**MUNICIPAL
CODE SECTIONS:**

Zoning Use Table (RMC 4-2-060) and Wireless Communication Facilities (RMC 4-4-140)

REFERENCE:

N/A

SUBJECT:

Amendments to Wireless Communication Facility regulations

BACKGROUND:

Ordinance 5746 was adopted January 12, 2015 and included amendments to the City's Wireless regulations. Some of the changes adopted included requiring a Conditional Use Permit for any new Wireless Communication Facilities (WCF) as well as most alterations to existing WCFs. Only minor alterations to existing WCFs on existing towers are exempt from the Conditional Use Permit requirements. Ord. 5746 also exempted WCFs from the Airport Height requirements and amended Title 5 to include requirements regarding utility pole swap outs.

JUSTIFICATION:

The regulations adopted under Ord. 5746 inadvertently resulted in requiring new Conditional Use Permit applications for collocation and modifications to existing wireless facilities that are not towers. Where these facilities are already established either a conditional use permit has already been processed and approved or the facilities have been in existence long enough to be legally established uses without a CUP. Because collocation and modification to existing facilities would not result in an establishment of a new use in a new location it is not appropriate to require a new conditional use permit each time. Therefore, the minor alteration provision should be expanded to include minor alterations to existing WCF located on buildings and other support structures.

As it relates to the exemption from the Airport Height requirements of the FAR Part 77 Surface Area; this was also an inadvertent code amendment. This exemption is not permitted per FAA and should not be permitted in the City's Code. Therefore, the exemption should be removed.

Finally, the amendments to Title 5 should also be added to Title 4 so the height standards are located in the City's Development Standards and not

only the Finance and Business Regulations of RMC. By placing the height standards in Title IV these standards become regulated as Development Standards which is the appropriate location for height regulations.

DECISION: Revise the Zoning Use Table (RMC 4-2-060), Wireless Communication and Facilities regulations (RMC 4-4-140) as specified below.

ADMINISTRATOR APPROVAL:

C. E. "Chip" Vincent

DATE: July 13, 2015

APPEAL PROCESS: To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

CODE AMENDMENTS NEEDED TO IMPLEMENT

DETERMINATIONS:

4-2-060 ZONING USE TABLE – USES ALLOWED IN ZONING DESIGNATIONS:

P. WIRELESS COMMUNICATION FACILITIES																					
Amateur radio antenna	AD 8				AD 8	AD 8	AD 8	AD 8		AD 8	AD 8	AD 8									
Camouflaged WCF	AD	AD	A D	A D	A D	AD	AD	AD	AD	A D	AD	AD	AD								
Camouflaged WCF collocation/modification	AD	AD	A D	A D	A D	AD	AD	AD	AD	A D	AD	AD	AD								
Concealed WCF	AD	AD	A D	A D	A D	AD	AD	AD	AD	A D	AD	AD	AD								
Concealed WCF collocation/modification	AD	AD	A D	A D	A D	AD	AD	AD	AD	A D	AD	AD	AD								

Major alterations to existing WCF towers structures	AD	A	A	A	AD	AD	AD	AD	A	AD	AD	AD										
Minor alterations to existing WCF towers structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

4-4-140 WIRELESS COMMUNICATION FACILITIES:

E. ALTERATION OF EXISTING ~~TOWER~~ WIRELESS COMMUNICATION FACILITY (WCF) SUPPORT STRUCTURES:

1. Minor Alteration: Proposed collocations and/or modifications to a lawfully existing ~~tower,~~ excluding other WCF support structures, that does not substantially change the physical dimensions of the WCF shall be a minor alteration and exempt from ~~site plan review~~ Conditional Use Permit requirements. “Substantially change the physical dimensions” means:

- a. Height:** A collocation and/or modification that would increase the overall height of the WCF by more than ten percent (10%), or by twenty feet (20'), whichever is greater;
- b. Width:** A collocation and/or modification that would add an appurtenance to the body of the tower that would protrude from the edge of the tower by more than twenty feet (20'), or more than the width of the tower at the level of the appurtenance, whichever is greater or a collocation and/or modification to an existing WCF support structure other than a tower that would qualify as a Concealed or Camouflaged WCF; and
- c. Compound Expansion:** Expansion of a WCF’s compound necessitated by the proposed installation of more than four (4) new equipment cabinets or more than one new equipment shelter. An expansion of a compound necessitated by a minor alteration shall not constitute a major alteration; however, the compound expansion shall be the minimum necessary to accommodate the alteration.

F. STANDARDS AND REQUIREMENTS FOR ALL TYPES OF WIRELESS COMMUNICATIONS FACILITIES:

2. Maximum Height: All wireless communication facilities shall comply with RMC [4-3-020](#), Airport Related Height and Use Restrictions, In addition, all wireless communication facilities

shall comply with as well as the height limitation of the applicable zoning district, except as follows:

a. Monopole I: Less than sixty feet (60') for all zones. Antennas may extend sixteen feet (16') above the monopole I support structure.

b. Monopole II: No more than thirty five feet (35') higher than the maximum height for the applicable zoning district, or one hundred fifty feet (150'), whichever is less. Antennas may extend sixteen feet (16') above the monopole II support structure.

c. Stealth Towers: The maximum allowed height of a stealth tower shall be one hundred fifty feet (150'); however, the allowed height for a specific type of stealth facility shall be determined through the Conditional Use Permit review process and the standards of this Section.

d. Rooftop WCF: Concealed and/or camouflaged WCFs erected on a rooftop may extend up to sixteen feet (16') above the allowed zone height.

e. Utility Poles: Proposed replacement utility poles, for the purpose of siting wireless communication facilities, shall be no more than twenty feet (20') taller than adjacent utility poles; utility poles on residentially zoned private property shall be no taller than forty-five feet (45').

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