

Article III Use-Specific Standards

Section 420.050 Generally

A. Applicability

1. All uses subject to use-specific standards as indicated in **Table 420.040**, *Table of Allowed Uses*, shall comply with the standards in this Article.
2. Use-specific standards shall apply to all zoning districts where that use is permitted as indicated in **Table 420.040**, *Table of Allowed Uses*, unless specifically noted otherwise.

B. Conflicts

1. Where a use-specific standard is imposed, it is to be followed in lieu of a general provision of this Code.
2. Where the use-specific standard does not address a required standard and it is otherwise contained in this Code, the standard in this Code shall be followed.
3. In the event of a conflict between the use-specific standards and other standards of this Code, the use-specific standards shall control.

C. Modifications and Waivers

1. The standards of this Article may be waived or modified through one of the following procedures, except where an alternative procedure is specified in this Article:
 - a. Minor Adjustment (**Section 405.220**)
 - b. Special Use Permit (**Section 405.170**)
 - c. Variance (**Section 405.230**)
 - d. Zoning Map Amendment (**Section 405.100**) to Planned Unit Development (**Section 415.130**)

Section 420.060 Agriculture and Animal Uses

A. Agriculture

1. RR Zoning District
 - a. Commercial farming is only permitted on lots greater than 10 acres.
 - b. Vehicles and machinery that are customarily incidental to such uses are permitted.
 - c. Any feed lot, feeding floor or structure for housing of livestock or poultry shall be set back at least 200 feet from any property line.
 - d. The keeping of swine is prohibited.
 - e. Density of horses or ponies or cattle shall not exceed one per grazing acre.
2. Other Zoning Districts
 - a. Agriculture is permitted on developed or partially developed properties having been assessed as agricultural by the St. Charles County Assessor's Office in accordance with **Section 220.230** of the Municipal Code.

B. Kennel

1. Commercial kennels are permitted on lots greater than 10 acres. Buildings and pens shall be set back at least 200 feet from property lines.

2. Non-commercial kennels are permitted on lots less than 10 acres in size. Buildings and pens shall be set back at least 100 feet from property lines.

Section 420.070 Residential Uses

A. Multi-Unit Building

1. A special use permit is required for the development of one or more multi-unit buildings, age-restricted multi-unit buildings, or mixed-use buildings totaling 150 or more dwelling units in aggregate.

B. Multi-Unit Building, Age-Restricted

1. A special use permit is required for the development of one or more multi-unit buildings, age-restricted multi-unit buildings, or mixed-use buildings totaling 150 or more dwelling units in aggregate.
2. All residents must be at least 55 years of age. Building caretakers and medical support personnel are exempted from this age requirement.
3. The maximum net density is 18 dwelling units per acre.

C. Mixed-Use Building

1. A special use permit is required for the development of one or more multi-unit buildings, age-restricted multi-unit buildings, or mixed-use buildings totaling 150 or more dwelling units in aggregate.
2. The maximum net density is specified in **Table 420.070.C**, *Maximum Net Density for Mixed-Use Buildings*.

Table 420.070.C, Maximum Net Density for Mixed-Use Buildings

Ground Floor Nonresidential Gross Floor Area	Maximum Net Density (dwelling units per acre)
Less than 25%	18
25% to 49%	22
50% to 74%	26
75% or more	30

D. Congregate Care Facility

1. The maximum net density is 18 dwelling units per acre.
2. The minimum dwelling unit size is 600 square feet.

E. Group Home

1. No more than eight unrelated mentally or physically handicapped persons may reside in any individual group home.
2. Two additional persons acting as houseparents or guardians, who need not be related to each other or to any of the mentally or physically handicapped persons residing in the home, may also reside on the premises.
3. The exterior appearance of any group home and property shall be in reasonable conformance with scale, massing, appearance, site design, architecture, other characteristics and general neighborhood standards of the area within which the group home is located, as determined by the Community Development Director.

4. No group home may be established on any lot which is adjacent to any portion of the lot line of any existing group home, whether such existing group home is located within or outside the City.
5. No group home which is owned or operated in whole or in part by an affiliated person or entity that owns or operates, in whole or in part, an existing group home may be located on the same or opposite side of the street upon which such an existing affiliated group home has any frontage within the same block as the existing affiliated group home, whether such existing affiliated group home is located within or outside the City.

Section 420.080 Public, Institutional, and Civic Uses

A. Treatment Facility

1. In residential facilities, no more than 20 persons per net acre shall reside in the building at any one time.
2. The exterior appearance of the treatment facility shall reasonably conform to the exterior appearance of other dwellings and/or structures in the vicinity.
3. A treatment facility shall not be located closer than 1,000 feet to any other substance abuse treatment facility.

Section 420.090 Commercial Uses

A. Gasoline Stations

1. Use Restrictions
 - a. Hours of operations shall be approved as a part of the special use permit procedure, if required.
 - b. The total gasoline/fuel storage capacity of each station shall not exceed 60,000 gallons.
 - c. Within enclosed buildings, the sale of automotive accessories, automotive products or additives and miscellaneous food, magazines, video rentals, beverages and other items serving the convenience of the motorist public shall be permitted.
 - d. Facilities for lubrication, battery and brake service, tire repair, minor adjustments, repairs and mechanical washing facilities are permitted.
 - e. No more than three service bays are permitted.
 - f. Facilities for painting, auto body work, steam cleaning, major auto repairs, utility truck and trailer rental are prohibited.
 - g. When a station becomes vacant for any reason for a period exceeding one year, the property owner shall be required to remove or improve the station. All flammable material, storage tanks and/or storage areas shall be removed or secured in a manner approved by the City.
2. Locational Restrictions
 - a. Gasoline stations shall be located adjacent to freeway interchanges or on arterial and collector roads that connect directly to an interchange.

- b. Gasoline stations shall not be permitted on any lot located within 200 feet of any existing residential use, place of worship, health care facility, or school. Such distance shall be measured from the property line of the gasoline station to the closest property line of the residential use, place of worship, health care facility, or school.
 - c. On a divided arterial road, a maximum of two gasoline stations may be allowed at a four-corner intersection, regardless of their distance from one another.
3. Dimensional Standards
- a. The maximum lot coverage is 70 percent.
 - b. Except for entrances and exits, all pavement, including drive aisles and parking spaces, shall be set back a minimum of 10 feet from all property lines.
4. Multi-Pump Dispensers, Service Islands and Canopies
- a. One multi-pump dispenser is permitted for every 3,630 square feet of lot area, not to exceed 18 total.
 - b. All multi-pump dispensers shall be mounted on raised, concrete service islands and be covered with a canopy.
 - c. The following minimum setback requirements shall apply:

Table 420.090.A.4, Multi-Pump Dispensers, Service Islands and Canopies Setbacks

	Front	Side	Rear	Other
Multi-Pump Dispenser	20 feet	20 feet	35 feet	25 feet between multi-pump dispensers located in the same service island
Service Island	None	None	None	20 feet between service islands
Canopy	15 feet	10 feet	10 feet	None
Canopy support posts	20 feet	None	None	None

5. Outdoor Displays
- a. Storage of all merchandise shall be within an enclosed building except as permitted for limited time periods by the Community Development Director and in conformance with the following standards:
 - (1) Displays shall not be located within a service island area.
 - (2) Only automotive petroleum products and additives and supplies may be displayed next to a service island.
 - (3) In all cases, said promotional displays shall not impede pedestrian ingress, egress or vehicular traffic site lines.
 - (4) All such items shall be displayed no closer than 20 feet from any property line.

6. Accessory Buildings
 - a. Accessory buildings or structures shall not be permitted except for mechanical car wash, service island, canopies and trash enclosures.
7. Landscaping
 - a. In addition to the landscape regulations in **Chapter 425, Article II**, the following landscape regulations shall apply to gas station developments:
 - (1) The entire landscaped area shall be separated from the paved area by a six inch vertical concrete curb.
 - (2) All areas not required to be paved shall be required to be landscaped with a mixture of trees and grass and any combination of trees, shrubs, flowers, grass or other living ground cover to reduce or slow water runoff, restrict blowing trash, and deter improper and unsafe access and site use by the public.
 - (3) Landscaped areas shall not be used for the purpose of storing vehicles, trailers or other equipment.
 - (4) Irrigation systems shall be installed in landscaped areas.
- B. Medical Marijuana Facilities
 1. Purpose and Intent
 - a. The purpose of this subsection is to regulate the placement and operation of facilities for the dispensing, selling, cultivating, manufacturing, storing, and testing of marijuana and marijuana-infused products, to the extent permitted by the Missouri Constitution, applicable statutes enacted by the General Assembly, and regulations promulgated by the Missouri Department of Health and Senior Services, and to protect the health safety, and welfare of the residents, businesses, and property owners in the City.
 2. Definitions
 - a. The applicable definitions in **Chapter 410, Definitions and Interpretations**, shall apply in interpretation and enforcement of this subsection, unless otherwise specifically stated. Terms not expressly defined in this Code shall have the meaning set forth in Mo. Const. art. XVI, Section 1(2), enacted as Amendment 2 (2018) to the Missouri Constitution and approved by Missouri voters on November 6, 2018, relating to access to medical marijuana, if defined therein.
 3. Licensing Requirements
 - a. No Medical Marijuana Cultivation Facility, Medical Marijuana Testing Facility, Medical Marijuana-Infused Products Manufacturing Facility or Medical Marijuana Dispensary Facility shall be operated within the City without a valid license issued by the Missouri Department of Health and Senior Services.
 - b. No marijuana or marijuana-infused products shall be acquired, certified, cultivated, delivered, manufactured, processed, sold, stored, tested, or transported within the City, except by persons or entities licensed for such purposes by the Missouri Department of Health and Senior Services.

- c. Each Medical Marijuana Cultivation Facility, Medical Marijuana Testing Facility, Medical Marijuana-Infused Products Manufacturing Facility or Medical Marijuana Dispensary Facility shall at all times possess a current City business license. By obtaining a City business license, the facility licensee irrevocably consents to the immediate closure and cessation of operation of the facility in addition to all other penalties or remedies available by law for the failure to possess a current City business license.
4. Location Limitations
 - a. No Medical Marijuana Cultivation Facility, Medical Marijuana Testing Facility, Medical Marijuana-Infused Products Manufacturing Facility or Medical Marijuana Dispensary Facility shall be located within the following:
 - (1) 1,000 feet of a place of worship, primary or secondary school, or child day care center.
 - (2) 1,000 feet of another Medical Marijuana Cultivation Facility, Medical Marijuana Testing Facility, Medical Marijuana-Infused Products Manufacturing Facility or Medical Marijuana Dispensary Facility except when marijuana sales represents less than five percent of the dollar volume of business in a state or federally licensed pharmacy. Facilities under the same ownership and on the same property are exempt from this requirement.
 - (3) 1,000 feet of a public park or public recreational facility.
 - (4) 500 feet of a residential zoning district.
 - b. Measurements
 - (1) The distances described in subsection B.4.a(1) shall be computed as follows:
 - (a) In the case of a freestanding medical marijuana facility, the distance between the facility and the place of worship, primary or secondary school, or child day care center shall be measured from the external wall of the facility structure closest in proximity to the place of worship, primary or secondary school, or child day care center.
 - (b) In the case of a medical marijuana facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the place of worship, primary or secondary school, or child day care center shall be measured from the property line of the place of worship, primary or secondary school, or child day care center to the facility's entrance or exit closest in proximity to the place of worship, primary or secondary school, or child day care center.
 - (c) In either case, if the place of worship, primary or secondary school, or child day care center is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the place of worship, primary or secondary school, or child day care center closest in proximity to the facility.

- (d) Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.
 - (2) The distances described in subsections B.4.a(2), B.4.a(3) and B.4.a(4) shall be computed by direct measurement from the nearest property line to the nearest portion of the building housing the Medical Marijuana Cultivation Facility, Medical Marijuana Testing Facility, Medical Marijuana-Infused Products Manufacturing Facility or Medical Marijuana Dispensary Facility, using a straight line.
 - (3) The distances described herein may be reduced by the Board of Aldermen, upon recommendation of the Planning and Zoning Commission, and in such instances, approval of a special use permit is required in accordance with **Section 405.170**.
5. Operation Limitations
- a. A Medical Marijuana Dispensary Facility may open no earlier than 8:00 A.M. and shall close no later than 10:00 P.M. the same day. A Medical Marijuana Dispensary Facility may be open seven days a week.
 - b. No Medical Marijuana Cultivation Facility, Medical Marijuana Testing Facility, Medical Marijuana-Infused Products Manufacturing Facility or Medical Marijuana Dispensary Facility shall emit an odor or in any way cause a public nuisance as defined in **Chapter 220** of the Municipal Code, *Nuisances*. Appropriate ventilation systems to prevent any odor of marijuana or fumes from leaving the premises or other changes to the facilities can be required if a public nuisance violation occurs.
 - c. The consumption, inhalation or other personal use of marijuana or marijuana-infused products on or within the premises of a Medical Marijuana Cultivation Facility, Medical Marijuana Testing Facility, Medical Marijuana-Infused Products Manufacturing Facility or Medical Marijuana Dispensary Facility is prohibited.
 - d. The consumption, inhalation or other personal use of marijuana or marijuana-infused products on or within the premises of a Medical Marijuana Testing Facility is permitted during the testing process and only as it relates to the testing process.
- C. Sexually Oriented Businesses
- 1. No sexually oriented business shall be permitted within 1,200 feet of any place of worship, school, public park or any property zoned for residential use, or any city boundary. Such distance shall be measured in a straight line without regard to intervening properties from the closest exterior structural wall of the establishment to the closest point on any property line of the religious institution, school, public park, or the property zoned for residential use, or to the closest point of the city boundary.
 - 2. No sexually oriented business shall be allowed to locate or expand within 1,000 feet of any other sexually oriented business or of any business licensed to sell or serve alcoholic beverages whether or not such business is also a sexually

oriented business. Such distances shall be measured in a straight line without regard to intervening structures from the closest exterior structural wall of each business.

3. The facility in which the use is located shall be designed in such a fashion that all openings, entries and windows prevent view into such facilities from any pedestrian, sidewalk, walkway, street or other public area.
4. No merchandise, symbol, or pictures of products or entertainment on the premises shall be displayed in window areas or on any sign or any area where such merchandise or pictures can be viewed from the exterior of the building. No flashing lights and/or lighting which leaves the impression of motion or movement shall be permitted.
5. No sexually oriented business shall operate or take place partially or totally outside the establishment.

Section 420.100 Industrial Uses

A. Data Center

1. In the CO Zoning District, data centers with a building footprint greater than 50,000 square feet require approval of a special use permit.

B. Self-Storage Facility

1. In the LI Zoning District, self-storage facilities shall be comprised of brick, stone or decorative masonry material for 100 percent of the facade(s) facing a public street and/or facing any residential area.
2. In the C1 and C2 Zoning Districts, self-storage facilities shall be fully enclosed and individual storage units shall only be accessible from indoors.
3. No outdoor storage of commercial vehicles, heavy equipment, machinery, or recreational vehicles is permitted.

Section 420.110 Utilities and Communications

A. Wireless Communications

1. Purpose

- a. The purposes of these regulations are to regulate the placement and construction of wireless facilities and wireless support structures in order to protect the health, safety and welfare of the public, while at the same time not unreasonably interfering with the development of the competitive wireless communications marketplace in the City. Specifically, these regulations are intended to:

- (1) Provide for the appropriate location and development of wireless communication infrastructure to serve the citizens and businesses of the City;
- (2) Minimize adverse visual impacts of wireless facilities and wireless support structures through careful design, siting, landscape screening and innovative camouflaging techniques;

- (3) Ensure that any new support structure is located in an area compatible with the neighborhood or surrounding community to the extent possible;
 - (4) Encourage the use of disguised support structures so as to ensure the architectural integrity and the scenic qualities of areas within the City;
 - (5) Ensure that regulation of wireless facilities does not have the effect of prohibiting the provision of personal wireless services and does not unreasonably discriminate among providers of functionally equivalent services; and
 - (6) Comply with applicable law including the Federal Telecommunications Act of 1996, 47 U.S.C. § 332 and the Missouri Uniform Wireless Communications Infrastructure Deployment Act, RSMo. 67.5090 et seq.
2. Applicability
 - a. Except as otherwise noted, the requirements herein shall apply to all wireless facilities and wireless support structures as defined in **Section 410.100**. The following are exempt from the regulations of this subsection to the extent indicated:
 - (1) Parabolic or other similar antennas not exceeding one meter in diameter, regardless of zoning district.
 - (2) Parabolic or other similar antennas not exceeding two meters in diameter in nonresidential and mixed-use zoning districts.
 - (3) Antennas designed to receive local television broadcast signals, regardless of zoning district.
 - (4) Low-powered networked communications facilities such as micro-cell radio transceivers located on existing utility poles and light standards within public right-of-way.
 - (5) Send and receive citizen band radio antennas or antennas operated by federally licensed amateur (“ham”) radio operators.
 - (6) Industrial, scientific and medical equipment using frequencies regulated by the FCC.
 - (7) Military, federal, state or local government wireless facilities and wireless support structures used exclusively for navigational purposes, emergency preparedness, and public safety purposes.
3. Definitions
 - a. Any term not expressly defined in **Chapter 410, Definitions and Interpretations**, shall have the meaning set forth in RSMo. 67.5090 through 67.5104.
4. General Standards
 - a. Principal or Accessory Use
 - (1) Wireless facilities and wireless support structures may be either a principal use or accessory use in all zoning districts, subject to any applicable zoning district requirement relating to location or setback.
 - b. Regulatory Compliance

- (1) All wireless facilities and wireless support structures shall meet or exceed current standards and regulations of the FAA, FCC and any other governmental agency with the authority to regulate such facilities and wireless support structures.
 - (2) Should such standards or regulations be amended, then the owner shall bring such facilities and wireless support structures into compliance with the revised standards or regulations within six months of the effective date of the revision, unless an earlier date is mandated by the controlling agency.
- c. Building codes, safety standards and zoning compliance
- (1) To ensure the structural integrity of wireless facilities and wireless support structures, such facilities and support structures shall be constructed and maintained in compliance with all standards contained in any state or local building code, National Electric Safety Codes, as amended from time to time.
 - (2) In addition to any other approvals required hereunder, no wireless facilities and wireless support structures shall be erected prior to the issuance of a building permit.
- d. Removal of antenna support structures
- (1) Any wireless facility or support structure no longer used for its original communications purpose shall be removed at the owner's expense.
 - (2) The owner and applicable co-users shall provide the City with a copy of any notice to the FCC of intent to cease operations and shall have 90 days from the date of ceasing operations to remove the facility and/or support structure.
 - (3) In the case of co-use, this provision shall not become effective until all users cease operations.
 - (4) Any wireless support structure, or the upper portion of any wireless support structure, which is occupied by an inactive antenna for a period of six months shall be deemed a nuisance and shall be removed by the City at the owner's expense.
- e. Unlawful operation of wireless facilities or wireless support structures
- (1) Notwithstanding any right that may exist for a governmental entity to operate or construct a wireless facility or support structure, it shall be unlawful for any person to erect or operate for any private commercial purpose any new wireless facility or support structure in violation of this division, regardless of whether such facility or support structure is located on land owned by a governmental entity.
- f. Design Standards
- (1) Color and Finish
 - (a) Wireless facilities and wireless support structures, except disguised support structures, shall maintain a galvanized steel finish or, subject to the requirements of the FAA and/or any applicable governmental

agency, be painted a neutral color consistent with the natural or built environment of the site.

- (b) Wireless facilities other than antennae shall have an exterior finish compatible with the natural or built environment of the site.
 - (c) Wireless facilities mounted on a building or a disguised support structure shall be of a color identical to or closely compatible with the surface to which they are mounted and should be made to appear as unobtrusive as possible by location as far away as feasible from the edge of a building.
- (2) Height
- (a) Wireless facilities and wireless support structures mounted on the ground shall not exceed 50 feet in height unless the applicant clearly demonstrates that such height is required for the proper function of the applicant's system or that of a public safety communication system of a governmental entity sharing the support structure.
 - (i) Such showing must also be supported by the opinion of a consultant hired by the City at the expense of the applicant.
 - (ii) The report of the consultant shall include a statement that no available alternatives exist to exceeding the height limitation or the reason why such alternatives are not viable.
 - (b) Wireless facilities installed on a building shall not exceed 20 feet from the highest point of the building, other than for licensed amateur radio uses.
- (3) Landscaping
- (a) Wireless facilities, wireless support structures and cabinets mounted on the ground shall be surrounded by a landscape strip of not less than 10 feet in width and planted with materials which will provide a visual barrier to a minimum height of six feet at the time of installation.
 - (b) Such landscape strip shall be exterior to any security fencing.
 - (c) In lieu of the required landscape strip, a minimum six-foot-high decorative fence or wall may be approved upon demonstration by the applicant that an equivalent degree of visual screening is achieved.
- (4) Location and Setbacks
- (a) Wireless support structures and wireless facilities shall comply with the minimum setback requirements for principal structures in the zoning district in which they are located.
 - (b) All wireless support structures shall be separated from any detached houses or duplexes a distance equal to the height of the wireless support structures.
 - (c) Ground anchors of all guyed wireless support structures shall be located on the same parcel as the wireless support structures and comply with the minimum setback requirements for principal structures.

- (d) Subject to these regulations and to the extent required by Missouri Statutes, antennas shall be permitted in rights-of-way but not the rights-of-way the City acquired by fee. The City may impose market rate fees for use of rights-of-way
- (5) Parking & Storage
 - (a) Vehicle or outdoor storage on any the site of any wireless facility or wireless support structure is prohibited.
 - (b) On-site parking for periodic maintenance and service shall be provided at all locations as deemed necessary by the Community Development Director or by the Board of Aldermen in the case of a special use permit.
- (6) Security
 - (a) All wireless facilities and wireless support structures shall be protected from unauthorized access by appropriate security devices.
 - (b) A description of proposed security measures shall be provided as part of any application to install, build or modify wireless facilities and wireless support structures.
 - (c) Additional measures may be required as a condition of approval.
- (7) Lighting
 - (a) Wireless facilities and wireless support structures shall not be lighted unless required by the FAA or other governmental agency with authority to regulate. In such case, a description of the required lighting scheme shall be made a part of the application to install, build or modify the wireless facilities or wireless support structures.
- (8) Advertising
 - (a) Unless a wireless facilities and/or wireless support structure is disguised in the form of an advertising device, such as a pylon sign or similar structure, the placement of advertising on support structures, cabinets or shelters regulated by this division is prohibited.
- 5. Review Procedures and Requirements
 - a. Time limits
 - (1) All applications regarding wireless facilities and wireless support structures shall be processed in accordance with the time limits established by RSMo. 67.5090 through 67.5103.
 - b. Fees
 - (1) Fees for applications regarding wireless facilities and wireless support structures shall not exceed the limits established by RSMo. 67.5090 through 67.5103.
 - c. Permitted Uses
 - (1) The following are permitted uses and may be approved administratively:
 - (a) *Collocation and replacement of existing antennas.* Applications shall be required to comply with all applicable state and local building codes, National Electric Safety Code, recognized industry standards for

structural safety, capacity, reliability, and engineering, but shall not be required to comply with other zoning or land use requirements, including design or placement requirements.

- (b) *Mounting of antennas on buildings or structures.* The mounting of antennas on any building or structure such as a water tower, provided that the presence of the antennas is concealed by architectural elements or camouflaged by painting a color identical to the surface to which they are attached.
 - (c) *Disguised support structure.* The construction of a disguised support structure, provided that all related equipment shall be placed underground when the structure is located on property zoned for residential use. Equipment may be placed in a cabinet if the disguised support structure is incidental to a multi-unit building, institutional, or nonresidential use.
 - (d) *Wireless facilities and wireless support structures on public lands.* The installation of wireless facilities or the construction of a wireless support structure on buildings or land owned by the federal government, the state, a political subdivision of the state, or the City.
 - (e) *Dual solar panel antennas.* The placement of dual solar panel antennas on wooden or steel utility poles, not to exceed 40 feet in height, provided that all related equipment is contained in a cabinet.
 - (f) *Temporary Wireless Support Structures.* Wireless support structures erected and maintained for a period not to exceed 30 days for the purpose of replacing an existing wireless support structure, testing an existing or proposed network, or special events requiring mobile wireless support structures.
 - (g) *Small Wireless Facilities.* In accordance with **Section 511.400** of the Municipal Code, *Small Wireless Facility Deployment*, and with the exception of those small wireless facilities meeting the criteria listed in **subsection A.5.d.(1).(c)**.
- d. Special Permit Uses
- (1) The following require approval of a special use permit in accordance with **Section 405.170**:
 - (a) All proposals to install, build or modify a wireless facility or wireless support structure not listed in **subsection A.5.c**.
 - (b) The mounting of a proposed wireless facility on a preexisting wireless support structure which, as applied to the structure as it was originally constructed:
 - (i) Increases the existing vertical height of the structure by more than 10 percent; or the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater; or

- (ii) Involves adding an appurtenance to the body of a wireless support structure that protrudes horizontally from the edge of the wireless support structure more than 20 feet or more than the width of the wireless support structure at the level of the appurtenance, whichever is greater (except where necessary to shelter the antenna from inclement weather or to connect the antenna to the wireless support structure via cable);
 - (iii) Involves the installation of more than the standard number of new outdoor equipment cabinets for the technology involved, not to exceed four new equipment cabinets; or
 - (iv) Increases the square footage of the existing equipment compound by more than 1,250 square feet.
- (c) In accordance with **Section 511.400** of the Municipal Code, *Small Wireless Facility Deployment*, small wireless facilities which meet the following criteria:
- (i) Small wireless facilities attached to an existing utility pole or wireless support structure and located on private property in the RR, R1, R2, R3, or R4 zoning districts; or
 - (ii) Small cell wireless facilities attached to a new, replacement or modified pole and located on private property in the RR, R1, R2, R3, or R4 zoning districts; or
 - (iii) Small cell wireless facilities attached to a new, replacement or modified pole and located in the right-of-way adjacent to property in the RR, R1, R2, R3, or R4 zoning districts; or
 - (iv) Small cell wireless facilities attached to a new, replacement or modified pole and higher than 50 feet above ground elevation and higher than 10 feet above the height of the tallest existing utility pole installed prior to January 1, 2019, located within 500 feet of the subject site.
- (2) Review Criteria
- (a) Minimal height of the proposed wireless support structure, consistent with technical requirements of the wireless communication service.
 - (b) Maximum distance of the wireless support structure from residential structures and residential district boundaries.
 - (c) Utilization of surrounding topography to minimize visibility of the wireless support structure from existing and future residential areas and public streets.
 - (d) Utilization of surrounding tree coverage and foliage to minimize visibility of the wireless support structure from existing and future residential areas and public streets.
 - (e) Design of the wireless support structure, with particular reference to design characteristics that have the effect of the camouflaging facilities or otherwise reducing or eliminating visual obtrusiveness.