



Commercial Mobile Radio Service Facilities (CMRS)

For Cellular Phone Service Providers

Section 1200, Article 12, Chapter 146, Aurora Municipal Code
(Includes up to Ordinance 2004-17, effective 05-03-04)

City of Aurora

Planning Department
15151 E. Alameda Pkwy
2nd Floor
Aurora, CO 80012
Phone: 303-739-7250
Fax: 303-739-7268
Email: planning@auroragov.org

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Departments>Planning Department>Ordinance & Design Standards>Commercial Mobile Radio Service Facilities

DIVISION 1. GENERAL USES

Sec. 146-1200. Commercial Mobile Radio Service Facilities.

- (A) *Purpose.* The purpose of this section is to minimize negative visual impacts by encouraging building-mounted, stealth, and co-located telecommunication facilities. Consistent development review practices are promoted through the application of explicit design and location criteria and the avoidance of conditional use approvals for CMRS facilities.
- (B) *Site Selection Criteria.* An application for a commercial mobile radio service facility (CMRS) shall address each of the following site selection elements:
1. Potential for screening by existing vegetation, structures, and topographic features.
 2. Compatibility with adjacent land uses.
 3. Opportunities to mitigate visual impacts.
 4. Availability of suitable existing structures for antenna mounting. An applicant for a new freestanding CMRS facility shall demonstrate that a good faith effort has been made to locate its CMRS facility on existing structures including, but not limited to, existing freestanding CMRS facilities. The applicant shall demonstrate that due to physical constraints, or economic or technological infeasibility, no such location or co-location is available. The applicant shall demonstrate that contact has been made with the owners of all suitable structures within the search area of the proposed site and was denied permission to locate its CMRS facility on those structures.
 5. Search area description.
- (C) *Design Criteria.* All commercial mobile radio service facilities shall comply with the following criteria:
1. CMRS facilities shall be designed to be compatible with surrounding buildings and existing or planned uses in the area. This may be accomplished by using compatible architectural elements in the design, such as color, texture, scale, and character.
 2. CMRS facilities shall preserve or enhance the existing character of the topography and vegetation. Existing vegetation should be preserved or improved if it is compatible.
 3. Roof and building mount antennae shall be screened and/or colored to match the building to which they are attached.
 4. Structures sheltering accessory equipment shall be compatible with the surrounding built or natural environments.
 5. A variety of techniques should be considered to screen CMRS facilities, including, but not limited to, landscaping, berming, and fencing or combinations thereof.

6. Maximum height for CMRS facilities:

- a. The height of any freestanding or stealth CMRS facility shall conform to the height limit of the subject zone district, unless a height waiver is granted by planning commission or city council, or the structure is to be located within a height overlay district.
- b. Whenever an antenna is attached to a building roof, the height of the antenna shall not be more than 15 feet beyond the height of the building. If the building is constructed to the height limit of the applicable zone district, an additional 15 feet of antenna height is permissible.
- c. The height of a stealth CMRS facility in an open zone shall not exceed fifty (50) feet, unless a waiver is granted by planning commission or city council.

7. Minimum setbacks for freestanding and stealth CMRS facilities:

- a. Freestanding and stealth facilities located adjacent to any property zoned for residential use: one foot for every foot of tower height.
- b. Freestanding and stealth facilities not located adjacent to property zoned for residential use: minimum setback in the underlying zone district for buildings or structures.
- c. Freestanding and stealth facilities located adjacent to any existing or planned public right-of-way: one foot for every foot of tower height.

(D) *Schedule of Zone Districts.* CMRS facilities shall be permitted as follows:

Table 12.1 Permitted CMRS Uses

	<i>Zone District</i>			
	<i>P-Permitted Use NP-Not Permitted Use A-Administrative Review Required</i>	<i>Roof or Building Mounted Facility¹</i>	<i>Freestanding Facility (Non-Stealth)^{2, 3}</i>	<i>Stealth Facility⁴</i>
1.	Open	A	NP	A
2.	Single-family detached: R-A through R-1, PCZD-SFD and PD-SFD	p4	NP	A
3.	Single-family attached: R-1A through R-2, PCZD-SFA and PD-SFA	p4	NP	A
4.	Multi-family: R-2M through R-5, PCZD-MF and PDMF	A	NP	A
5.	City Center Districts: Core, fringe and periphery	A	NP	A
6.	Office Districts: AO, CO and MO, PCZD office and PD office	A	NP	A
7.	Business Districts: B-1 through B-4, PCZD commercial and PD commercial	A	P	A
8.	Industrial Districts: M-1, PCZD industrial and PD industrial	A	P	A
9.	M-2 and M-3	A	A	A
10.	E-470 corridor zone industrial and Buckley R&D subareas, and Northeast Plains zone district Front Range Airport and Northeast Plains General subareas	A	A	A
11.	E-470 corridor zone (except industrial and Buckley R&D subareas), and Northeast Plains zone district (except Front Range Airport and Northeast Plains General subareas)	A	NP	A

¹ Roof or building-mounted CMRS facilities are not permitted on any single-family residential structure, but are permitted or may be approved on institutional buildings such as schools and hospitals, or on other buildings not used for residential purposes, for example a church.

² Subject to the pertinent height limitations, which limitations may be waived as provided in this Code.

³ Every freestanding CMRS facility shall be designed and constructed in order to accommodate two (2) CMRS providers.

⁴ Stealth CMRS facilities are not permitted on any single-family residential lot.

(E) Application and Approval Procedures.

1. **Site Plan.** An application for freestanding facilities shall be submitted with a site plan in conformance with the requirements of this chapter. If required, the planning commission shall conduct a public hearing on the proposed plan to determine if the plan conforms to the provisions of this section. The city shall make reasonable efforts to approve or deny all applications within ninety (90) calendar days after receiving a complete application. A decision of the planning commission may be appealed according to the procedures in this chapter.

2. *Administrative Approval.* An application for administrative approval shall be submitted in conformance with the submittal requirements as adopted by the director of planning, who shall review the application for conformity with the requirements of this section. The director shall render a decision within 30 calendar days of submittal of a complete application or the application will be deemed approved. A decision of the director may be appealed according to the procedures in this chapter.
 3. Temporary CMRS facilities (also known as cell on wheels) shall not be erected at any location without approval by the city manager of a temporary use permit pursuant to section 146-207 of this Code.
- (F) *Decision.* Any decision to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.
- (G) *Co-location.*
1. A maximum of two providers' visible panel antenna arrays is permitted on any one freestanding structure. However, visible whip antennae may be maintained for a third and fourth co-locator. A third provider's visible panel antenna array may be permitted if it is determined through plan review that the addition of the third array is compatible with the surrounding buildings and existing or planned uses in the area. Each CMRS provider possessing visible panel antenna arrays on a freestanding facility may also operate one microwave dish on the freestanding facility not to exceed 48 inches in diameter.
 2. No CMRS facility owner or lessee or employee thereof shall act to exclude or attempt to exclude any other CMRS provider from the same location. A CMRS facility owner or lessee or employee thereof shall cooperate in good faith to achieve co-location of antennae with other CMRS providers.
- (H) *Removal and Notification of Decommission.*
1. Any CMRS facility that ceases to be used for CMRS purposes shall be removed from its site by the CMRS operator or operators that ceased to utilize the facility or, alternatively, by the land owner, not later than one hundred eighty (180) days after such cessation.
 2. A CMRS operator shall notify the planning department at the time the FCC is notified of a decommissioned site.

(Ord. No. 2001-72, 12-3-2001; Ord. No. 2004-17, § 2, 5-3-2004)

City of Aurora

Sec. 146-1200. - Commercial Mobile Radio Service Facilities

With comments regarding proposed telecom facility located at 15901 E Briarwood Circle

(A) Purpose. The purpose of this section is to minimize negative visual impacts by encouraging building-mounted, stealth, and co-located telecommunication facilities. Consistent development review practices are promoted through the application of explicit design and location criteria and the avoidance of conditional use approvals for CMRS facilities.

(B) Site Selection Criteria. An application for a commercial mobile radio service facility (CMRS) shall address each of the following site selection elements:

1. Potential for screening by existing vegetation, structures, and topographic features.
All antenna mounts will have screen walls painted to match existing color finishes.
2. Compatibility with adjacent land uses.
The telecommunication facility is compatible with the surrounding commercial & residential areas and will improve wireless telephone service in the area
3. Opportunities to mitigate visual impacts.
Screen walls will hide antennas and mitigate visual impacts
4. Availability of suitable existing structures for antenna mounting. An applicant for a new freestanding CMRS facility shall demonstrate that a good faith effort has been made to locate its CMRS facility on existing structures including, but not limited to, existing freestanding CMRS facilities. The applicant shall demonstrate that due to physical constraints, or economic or technological infeasibility, no such location or co-location is available. The applicant shall demonstrate that contact has been made with the owners of all suitable structures within the search area of the proposed site and was denied permission to locate its CMRS facility on those structures. *[Not applicable, not a freestanding CMRS facility] proposed install on existing structure*
5. Search area description.

(C) Design Criteria. All commercial mobile radio service facilities shall comply with the following criteria:

1. CMRS facilities shall be designed to be compatible with surrounding buildings and existing or planned uses in the area. This may be accomplished by using compatible architectural elements in the design, such as color, texture, scale, and character.
The proposed antennas will have screen walls painted to match the building exterior.
2. CMRS facilities shall preserve or enhance the existing character of the topography and vegetation. Existing vegetation should be preserved or improved if it is compatible.
This is a rooftop installation. No existing vegetation will be disturbed with the installation of these facilities.
3. Roof and building mount antennae shall be screened and/or colored to match the building to which they are attached.
The proposed antennas will have screen walls painted to match the building exterior.

4. Structures sheltering accessory equipment shall be compatible with the surrounding built or natural environments.

The base station equipment lease area will be centrally located on the rooftop to prevent visual impact.

5. A variety of techniques should be considered to screen CMRS facilities, including, but not limited to, landscaping, berming, and fencing or combinations thereof.

The proposed rooftop antennas will have screen walls painted to match the building exterior.

6. Maximum height for CMRS facilities:

a. The height of any freestanding or stealth CMRS facility shall conform to the height limit of the subject zone district, unless a height waiver is granted by planning commission or city council, or the structure is to be located within a height overlay district

[Not applicable] locating on existing structure

b. Whenever an antenna is attached to a building roof, the height of the antenna shall not be more than 15 feet beyond the height of the building. If the building is constructed to the height limit of the applicable zone district, an additional 15 feet of antenna height is permissible.

The top of the existing building roof deck is 47' 8" above ground level. The tops of the shrouds are at 57' 8" above ground level.

c. The height of a stealth CMRS facility in an open zone shall not exceed fifty (50) feet, unless a waiver is granted by planning commission or city council.

[Not applicable] See 6b

7. Minimum setbacks for freestanding and stealth CMRS facilities:

[Not applicable]-existing facility used