RECOMMENDATION

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, amended through 7-25-2017, page 38:

~~MOBILE AND LAND-BASED~~
WIRELESS TELECOMMUNICATION SERVICES

~~Mobile and land-based~~ Wireless telecommunication services provide for the wireless transmission of voice and data and include cellular and personal communications services (PCS), ~~paging~~ and wireless Internet services and mobile radio communication**.** These services operate from wireless networks that depend on antenna devices and related equipment to transmit from a sender to one or more receivers. Such services are viewed as public utility service providers that benefit the community and its economic growth and vitality. To further the goal of achieving digital access and literacy for all residents, the County encourages build-out of a wireless network across all areas of the County.

For the purposes of this policy, a **wireless telecommunications facility** is defined as a facility, site, or location that contains one (1) or more antennas, telecommunications towers or monopoles, a distributed antenna system (DAS), small cell, micro-cell or other miniaturization technology, alternative support structures, satellite dish antennas, other similar communication devices, and related equipment and site improvements used for transmitting, receiving, or relaying wireless telecommunications signals. The term is also inclusive of wireless facilities as defined in the Virginia Code.

The objectives and policies set forth in this section provide guidance on siting and design issues used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other applicable local, state, ~~and~~ or federal laws pertaining to these issues.

DELETE: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, amended through 7-25-2017, page 38:

~~The 1996 Telecommunications Act, implemented by the Federal Communications Commission (FCC), and the federal courts defers to state and local governments (subject to certain exceptions) with respect to the placement, construction, and modification of facilities used to provide cellular, broadband, and other personal wireless services. State and local governments may not regulate these facilities based on the potential health or environmental effects of radio frequency (RF) emissions, to the extent that the facilities comply with established FCC regulations. Information on the FCC regulations is available for review on their Website.~~

~~In February 2012, Section 6409(a) of the Spectrum Act (codified at 47 U.S.C. §1455) was enacted to require state and local governments to approve any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. The FCC adopted a Report and Order in 2014, clarifying criteria and timing for eligible facilities to be approved under Section 6409(a) of the Spectrum Act. In the County, such modifications are administratively approved following zoning review.~~

~~The 2017 Virginia General Assembly adopted Senate Bill 1282 related to wireless communications review of small cell facilities with an effective date of July 1, 2017. Small cell facilities are a type of wireless facility with antennas and associated equipment as defined in Virginia Code Section 15.2-2316.3. SB 1282 provides a uniform procedure for the installation of a small cell facility by a wireless services provider or wireless services infrastructure provider on an existing structure, including in a right-of-way, subject to Section 15.2-2316.4 of the Code of Virginia and subject to compliance with applicable provisions of the Zoning Ordinance.~~

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, amended through 7-25-2017, page 39:

GENERAL GUIDELINES

Objective 43: In order to provide ~~for~~ a ~~the mobile and land-based telecommunication~~ network of ~~for~~ wireless telecommunication systems licensed by the Federal Communications Commission, and to achieve opportunities for the co-location of related facilities and the reduction or elimination of their visual impact, locate the network's necessary support facilities which include any antennas, support structures and equipment buildings or equipment boxes in accordance with the following policies.

~~Policy a. Avoid the construction of new structures by locating proposed telecommunication facilities on available existing structures such as rooftops, telecommunication and broadcast support structures, electrical utility poles and towers, and water storage facilities when the telecommunication facilities can be placed inconspicuously to blend with such existing structures. (See Figures 8, 9, 10.)~~

Policy a. Co-locate wireless telecommunications facilities whenever feasible and appropriate to minimize visual and neighborhood impacts.

Policy b. When existing structures are not available for co-location**,** or co-location is not appropriate because of adverse visual impacts or service needs, locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the wireless telecommunications facilities and minimize their visual impact on surrounding areas.

Policy c. Utilize existing structures to support wireless telecommunications services whenever possible, to reduce the need for new towers and poles. However, avoid overloading existing structures with related equipment.

~~Policy c. When new structures or co-locations are required to serve residential neighborhoods, consider minimizing visual impacts on the surrounding area by utilizing camouflage structure design and/or micro-cell technologies or similar miniaturization technologies**,** such as distributed antenna systems (DAS), if feasible.~~

~~Policy d. When multiple sites provide similar or equal opportunity to minimize impacts, public lands shall be the preferred location.~~

~~Policy e. Locate mobile and land-based telecommunication facilities on public property only after a lease agreement between the county, or related board or authority, and the service provider has been established.~~

Policy d. Ensure that the use of public property by wireless ~~mobile and land-based~~ telecommunication facilities does not interfere with the existing or planned operational requirements of the public use and complies with adopted policies and plans to protect natural resources.

~~Policy g. Co-locate mobile and land-based telecommunication facilities operated by different service providers on single sites and/or structures whenever appropriate. Locate single-use structures on a property only when a co-location structure for multiple service providers is not desirable or feasible due to technological differences, site limitations or visual impact concerns.~~

Policy ~~h~~e. Ensure that the height of the proposed wireless telecommunication facility is no greater than necessary to allow for co-location on the wireless telecommunication facility based on its service area requirements while still mitigating the visual impact of the facility.

Policy ~~i~~ f. When new structures, co-locations, and/or technologies ~~(such as distributed antenna systems, micro-cell technology or miniaturization technology)~~ are necessary to meet the service area requirements in ~~for the~~ residential neighborhoods~~(s)~~, ensure that the height and mass ~~of any appropriate co-location on the telecommunication facility is~~ are in character with the surrounding residential area and mitigate the visual impact of the facility on the surrounding residential area.

Policy ~~j~~g. Design, site and/or landscape proposed wireless telecommunication facilities to minimize impacts on the character of the property and surrounding areas including the use of camouflage design when appropriate. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.

Policy ~~k~~h. Demonstrate that the selected site for a new wireless telecommunication facility provides the least visual impact on residential areas and the public way, as compared with alternate sites. Analyze the potential impacts from other vantage points in the area, especially from residential properties, to show how the selected site provides the best opportunity to minimize its visual impact on the area and on properties near the proposed site.

REMOVE: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, amended through 7-25-2017, page 40:

~~Policy l. A key concept in assessing telecommunication facilities is mitigation which is defined as actions taken to reduce or eliminate negative visual impacts. Mitigate the visual impact of proposed telecommunication facilities and their equipment, by using effective design options appropriate to the site such as:~~

- ~~Design, site and/or landscape the proposed facility to minimize impacts on the character of the area;~~

- ~~Locate proposed telecommunication facilities near or within areas of mature vegetation and trees that effectively screen or provide an appropriate setting for the proposed structure provided such location does not adversely impact sensitive resources or cause fragmentation of forested communities. When viewed in context, consider perspective views, relative topography and other factors, to mitigate the visual presence and prominence of the structure;~~

- ~~Blend proposed telecommunication facilities with an existing pattern of tall structures;~~

- ~~Obscure or block the views of proposed telecommunication facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible; and~~

- ~~Replace existing telecommunication facilities with taller structures or extend their overall height to reduce the need for another structure when such height increases or structure replacements are visually appropriate to the site, including the surrounding area and are consistent with the type, style and pattern of the existing structure.~~

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, amended through 7-25-2017, page 40:

Policy ~~m~~i. Locate proposed wireless telecommunication facilities to ensure the protection of historically significant landscapes and cultural resources. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of wireless telecommunication facilities.

Policy ~~n~~j. Site proposed wireless telecommunication facilities to avoid areas of environmental sensitivity, such as steep slopes, floodplains, wetlands, environmental quality corridors, and resource protection areas.

Policy ~~o~~k. Site proposed wireless telecommunication facilities to allow for future expansion and with corresponding levels of screening to accommodate expansion.

Policy ~~p~~l. Design and site proposed wireless telecommunication facilities to preserve areas necessary for future right-of-way dedication and ancillary easements for construction of road improvements.

~~Policy q. Locate and construct antennas used for purposes other than mobile and land-based telecommunication services in accordance with the same guidelines established in this "Mobile and Land-Based Telecommunications Services" section.~~

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, amended through 7-25-2017, page 41:

Objective 44: Design proposed wireless telecommunication facilities to mitigate ~~their~~ visual impact ~~presence~~ and prominence, particularly when located in

residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area. ~~(See Figures 11 and 12.)~~

Policy a. Disguise or camouflage the appearance of proposed wireless telecommunication facilities to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed (See Figures 8 and 9).

Policy b. Design proposed wireless telecommunication facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected.

Policy c. Use other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged wireless telecommunication facility and supports its design, location and appearance.

Policy d. Mitigate the visual impact of proposed wireless telecommunication facilities and their equipment by using effective design options appropriate to the site such as:

- Design, site, and/or landscape the proposed facility to minimize impacts on the character of the area;
- Locate proposed wireless telecommunication facilities near or within areas of mature vegetation and trees that effectively screen or provide an appropriate setting for the proposed structure provided such location does not adversely impact sensitive environmental resources, including root systems, or cause fragmentation of forested communities. When viewed in context, consider perspective views, relative topography, and other factors, to mitigate the visual presence and prominence of the structure;
- Blend proposed wireless telecommunication facilities with an existing pattern of tall structures;
- Obscure or block the views of proposed wireless telecommunication facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, amended through 7-25-2017, page 46:

FEATURE SHOWN GUIDELINES

Objective 45: With Planning Commission approval, ~~first time mobile and land based~~ wireless telecommunication facilities proposed on existing or replacement structures, or new poles of 50 feet or less in height and designed to support small cell facilities, that do not meet the Administrative Review or Deemed Approved Guidelines but are otherwise consistent with Plan guidance may be processed without a public hearing as a "feature shown" of the Comprehensive Plan when in conformance with the following policies:

Policy a. Locate telecommunication facilities on existing buildings and structures. at the following properties:

- In any zoning district on buildings and structures owned or controlled by a public use or Fairfax County governmental unit (as defined under Sect. 2-514 of the Zoning Ordinance);

- Commercial and industrial zoned property and in the commercial areas of PDH, PDC, PRM, PRC and PTC zoning districts;

- Residential properties zoned for and developed with multiple family dwellings 35 feet or greater in height; and

- Institutional and quasi-public property (as defined under Section 2-514 of the Zoning Ordinance).

Policy b. Utilize the following types of existing or replacement poles, and towers, telecommunication facilities to avoid the construction of new monopoles, , and towers.

- Communication towers and monopoles

- Utility poles and towers that are within an easement 90 feet and greater in width, including "Fort Worth" or similar mounts that are designed to integrate a pole or other supporting structure within a transmission tower (See Figure 13.);

- Utility distribution poles on property zoned for residential uses provided:

  The pole is located either within 10 feet of the pavement of an existing Principal or Minor (Type A) Arterial roadway as defined in Appendix 1 (Functional Classification) of the Transportation element of the county's Policy Plan; or is located on land that is developed with a public or nonresidential use; or is located on land that is undeveloped and planned for public or nonresidential use;

  - The antennas on the pole are either concealed within a cap enclosure that resembles the pole, is no greater than 20 inches in diameter, and is no higher than 7 feet above the top of the pole (See Figure 14.); or the antennas are flush-mounted panels no higher than the top of the pole and are limited to four in number; or the antennas are omni-directional (whips) that either extend no more than 4 feet above the top of the pole and are limited to 3 in number or extend no more than 8.5 feet above the top of the pole and are limited to 1 in number;

  - There is no more than one related equipment cabinet which is either (1) located on and painted to match the pole and is 32 cubic feet or less in volume, or (2) is located on the ground immediately adjacent to the pole, is 70 cubic feet or less in volume and no more than 5 feet in height, and is screened according to Zoning

Ordinance provisions; and

- The height of a replacement pole or standard, including antennas, shall not exceed sixty-four (64) feet in height. The diameter of a replacement pole shall not exceed eighteen (18) inches.

- Utility distribution poles on property zoned for commercial or industrial uses or that is within the right-of-way of an interstate highway or the Dulles Airport Access/Toll Road provided:

  - The antennas on the pole are either concealed within a cap enclosure that resembles the pole, is no greater than 20 inches in diameter and is no higher than 7 feet above the top of the pole; or the antennas are flush-mounted panels and are placed no higher than the top of the pole and are limited to 12 in number; or the antennas are placed in a unified design, such as a candelabra with cylindrical shells covering each antenna (See Figure 15.), and are limited to 12 in number; or the antennas are omni-directional (whips) that either extend no more than 4 feet above the top of the pole and are limited to 3 in number or extend no more than 8.5 feet above the top of the pole and are limited to 1 in number; and

  - There is no more than one related equipment cabinet which is (1) located on and painted to match the pole and is 32 cubic feet or less in volume; or (2) is located on the ground no larger than 250 square feet in size, setback a minimum distance of 10 feet from any property line or setback a minimum distance of 20 feet from any right-of-way easement line when located in road right-of-way, or utility easement or right-of-way and screened according to Zoning Ordinance provisions.

- Water tanks and water towers;

- towers and monopoles;

- Light and camera standards in rights-of-way of an interstate highway or the Dulles Airport Access/Toll Road provided the antennas on the standard are either concealed within a cap enclosure that resembles the standard, is no greater than 20 inches in diameter, and is no higher than 7 feet above the top of the pole; or the antennas are flush-mounted panels and are placed no higher than the top of the standard and are limited to 12 in number; or the antennas are placed in a unified design, such as a candelabra with cylindrical shells covering each antenna, and are limited to 12 in number; and

- Replacement utility poles or poles extended in height to accommodate telecommunication antennas provided the diameter and overall height of the new or extended pole are no more than 25% greater than that of the originally approved structure and provided such poles: (a) are located on a parcel of land developed with a public or nonresidential use or are on a vacant parcel that is planned for public or nonresidential use; and (b) are outfitted with antennas consistent with the sizes and numbers described above in this objective under the "utility distribution poles" bullets.

Policy ae: In determining that proposed telecommunication facilities are a "feature shown" of the Comprehensive Plan, ensure that the following general factors are met:

- The proposed installation has no material adverse impact on the visual quality or character of the general area in which it is to be placed including any surrounding residential properties.;
- The proposed installation is located and designed to blend with the structure on which it is placed such as flush-mounting antennas or screening the antennas and equipment as appropriate to the site.;
- The proposed installation, when in a grouping of other similar structures, is consistent with the pattern of those surrounding structures.;
- Related equipment cabinets or shelters located on the ground or on a rooftop should be appropriately screened or placed to obscure their visibility from surrounding properties.;
- Building rooftop antennas should be either flush mounted to surface walls, , screened or placed to not be visible from the surrounding area unless the antenna has a minimal visual impact if installed above the roofline.;
- Access to the proposed installation for purposes of maintenance has no material adverse impact on adjoining properties.; and
- ~~Whip antennas with minimal visual impact and an overall height of 5 feet or less and a diameter of 2.5 inches or less.~~

~~Policy d. Consider a new monopoles or towers greater than 50 feet in height to be a feature shown of the Comprehensive Plan if located in major utility transmission easements or rights-of-way;, which the easement or right-of-way is are at least 100 feet wide in width and not used for underground gas transmission lines, to be a feature shown of the Comprehensive Plan if it is demonstrated that the telecommunication facilities cannot be accommodated on existing utility structures and the following guidelines are met:~~

- ~~The monopole or tower is placed at least 35 feet inside the transmission easement;~~
- ~~The monopole or tower is placed at least a minimum of 200 feet from any existing residence;~~
- ~~The monopole or tower is placed at least a minimum of 200 feet from the right-of-way of any existing public roadway or street.~~

ADMINISTRATIVE REVIEW GUIDELINES

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, amended through 7-25-2017, page 44-46:

Objective 46: **Consider the co-location, replacement, or modification of antennas, and their associated equipment to be an Administrative Review "feature shown" of the Comprehensive Plan requiring no Planning Commission review when the co-location, replacement or modification of ~~the new,~~ antennas, and the related equipment ~~structures~~ is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:**

Policy a. Locate wireless telecommunication facilities on ~~building surfaces~~ existing structures ~~(including water tanks or towers)~~ in accordance with the following standards:

- The antenna is ~~shall be~~ placed directly in front of the ~~building's or tank's~~ structure's surface, including the surfaces of the penthouse and other structures on ~~a~~ the building's roof~~, and be no greater than 102 inches in height, 24 inches in width, and 6 inches in depth, or, when a dish antenna, no more than 24 inches in diameter~~;

- No part of the antenna shall extend above the surface of the building or tank on which it is placed and no part of the antenna's mounting shall extend more than 8 inches above the surface of the building on which it is placed;

- ~~The back of the antenna shall be no more than one foot horizontally from the surface on which it is placed;~~

- The antenna and its mounting are of a color or finish that closely matches and blends with the surface on which they are placed.

- The generator or equipment cabinet or shelter ~~shall be~~ is either:

  - Located inside the building, building penthouse or inside the building parking structure on a level other than the roof;

  - Located on the ground and enclosed within a structure ~~no greater than 500 square feet in area and 12 feet in height~~ that is attached to the building and constructed of the material that is the same as, or visually the same as, the color and pattern of the building;

  - Located on the ground behind a solid fence, wall, berm, or planted hedge, or combination thereof, as required by the Zoning Ordinance; ~~and shall be no greater than 500 square feet in area and 8 feet in height;~~ or,

  - Located on the roof of the building immediately adjacent to its penthouse or other structure on the roof, ~~is no greater than 500 square feet in area and 14 feet in height~~, ~~and shall be~~ screened by a material of the same, or visually the same, color or pattern and ~~of an equal or lesser height as~~ no taller than the adjacent rooftop structure.

REMOVE: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities,

amended through 7-25-2017, page 45:

~~Policy b. Locate telecommunication facilities on electrical transmission towers in accordance with the following standards:~~

- ~~The electrical transmission tower shall be within an easement of 100 feet or greater;~~
- ~~The top of the antenna shall be no higher than 15 feet above the top of the existing transmission tower;~~
- ~~The color of the antenna and its mounting shall closely match the surface on which they are placed; and~~
- ~~The related equipment cabinet or shelter shall be located under or adjacent to the tower, within the easement, and match the color of the tower structure.~~

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, amended through 7-25-2017, page 45:

Policy ~~d~~b. Consider a new monopole~~s~~ or tower~~s~~ greater than 50 feet in height to be a feature shown of the Comprehensive Plan if located in major utility transmission easement~~s~~ or right~~s~~-of-way (See Figure 13); ~~which~~ and if the easement or right-of-way is ~~are~~ at least 100 feet wide ~~in width~~ and not used for underground gas transmission lines, and if ~~it is demonstrated that the telecommunication facilities cannot be accommodated on existing utility structures and~~ the following guidelines are met:

- The monopole or tower is placed at least 35 feet inside the transmission easement;
- The monopole or tower is placed at least ~~a minimum of~~ 200 feet from any existing residence;
- The monopole or tower is placed at least ~~a minimum of~~ 200 feet from the right-of-way of any existing public roadway or street.

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, amended through 7-25-2017, page 44-46:

Objective 47: Consider the placement of new structures 50 feet or less in height and designed to support small cell facilities to be an Administrative Review feature shown of the Comprehensive Plan requiring no Planning Commission review when the location and character of the new structure is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:

Policy a. Locate to avoid interference with public safety communications or operations.

Policy b. Locate to avoid areas of environmental sensitivity, such as steep slopes 15% or greater, floodplains, wetlands, environmental quality corridors (EQC), and resource protection areas.

Policy c. Locate to avoid disturbing the critical root zone of existing trees as defined in the Fairfax County Public Facilities Manual.

Policy d. Locate so as to not impede or obstruct walkways, driveways, or entrances.

Policy e. Locate so as to not impede or obstruct pedestrian, bicycle, or vehicular travel.

Policy f. The pole design should conform to the aesthetics of existing adjacent streetlights or utility poles and/or conform to existing area or district specific urban design guidelines or manuals (ex. Tysons Urban Design Guidelines).

Policy g. Locate the pole in conformance with existing area or district specific urban design guidelines or manuals and/or Standard Pole Locations as defined in the Fairfax County Public Facilities Manual and restore any disturbed streetscape after installation.

Policy h. In areas where there are no existing adjacent streetlights, utility poles, or district specific urban design guidelines or manuals, new poles should be designed to look the same as or substantially similar to existing poles elsewhere in the same zoning district.

Policy i. Locate new structures 50 feet or less in height within the bounds of a historic overlay district only if infeasible to co-locate associated wireless telecommunication facilities on existing structures or to locate new structures outside of the historic overlay district or in the public right-of-way.

Policy j. When placing in a historic overlay district:

- Site the structure so as to not be located along the frontage of a historic building, deemed historic on a federal, state, or local level; and

- Site the structure so as not to be on an existing structure located on, adjacent to, or visible from a major thoroughfare, historic byway, road listed or determined to be eligible for listing in the National Register, or a contributing or historic property in a County Historic District.

Policy k. Locate proposed wireless telecommunication facilities so that views of and vistas from architecturally and/or historically significant structures, landscapes, or cultural resources are not impaired or diminished.

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, amended through 7-25-2017, page 44-46:

DEEMED APPROVED GUIDELINES

Objective 48: New wireless telecommunication facilities will be deemed a "feature shown" of the Comprehensive Plan requiring no Administrative Review or Planning Commission review when the location and character of the new structure is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:

Policy a. Co-locate wireless telecommunication facilities, including small cell wireless facilities, on existing structures. (See Figure 14)

Policy b: In determining that a proposed wireless telecommunication facility is a "feature shown" of the Comprehensive Plan, ensure that the following general factors are met:

- The proposed installation is located and designed to blend with the structure on which it is placed such as flush-mounting antennas, screening the antennas and equipment as appropriate to the site, or using other measures to mitigate visual impact;
- Related generators or equipment cabinets or shelters located on the ground or on a rooftop should be screened or placed to obscure their visibility from surrounding properties to the extent possible;
- Building rooftop antennas should be either flush mounted to surface walls, camouflaged, screened or placed to not be visible from the surrounding area unless the antenna has a minimal visual impact if installed above the roofline;
- Access to the proposed installation for purposes of maintenance has minimal visual impact on adjoining properties.

Policy c. When co-locating or replacing existing antennas on rooftops:

- Flush-mount antennas and use antennas of a color or finish that closely match and blend with existing structures when possible; (See Figures 11 and 12)
- Screen or otherwise camouflage pole-mounted antennas (See Figure 10).

MODIFY
FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, amended through 7-25-2017, page 47-49:

Disguise and camouflage wireless telecommunication facilities to resemble other objects found within the area located.

FIGURE ~~11~~ 8

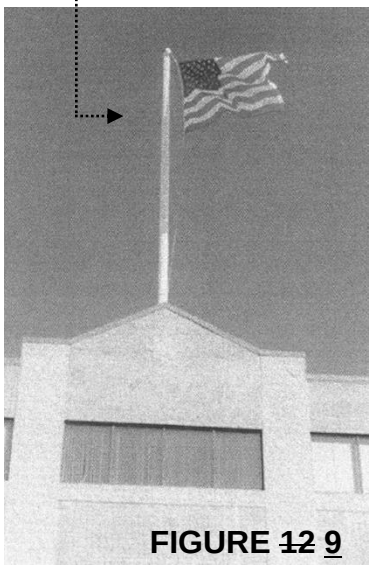

FIGURE ~~12~~ 9

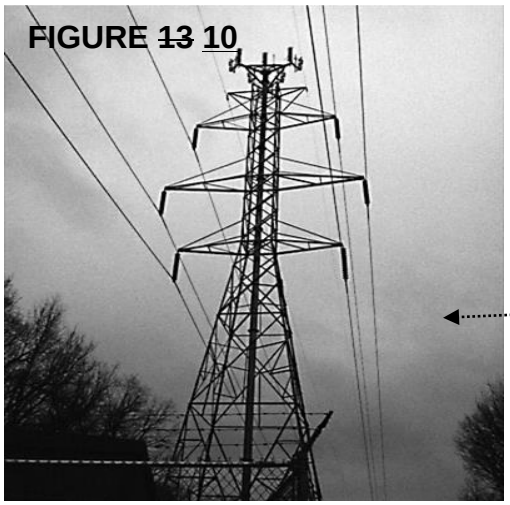

FIGURE ~~13~~ 10

A "Fort Worth" structure integrates the telecommunication pole and antennas within an existing electrical transmission tower

A 7 foot “radome cap” on the top of an electrical distribution pole conceals the telecommunication antennas.

The equipment box located on the distribution pole or on the ground should be placed and colored to match the pole or screened to blend with its surroundings.

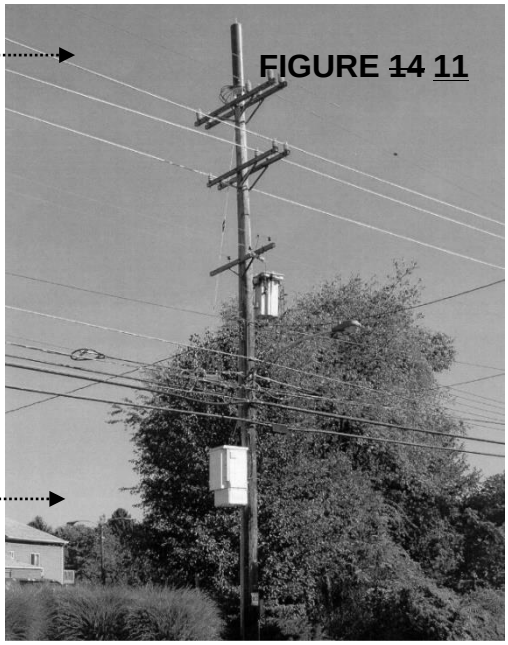

FIGURE ~~14~~ 11

~~FIGURE 15~~

~~Antennas can be of a “candelabra” design and covered with a cylindrical shell to provide a unified, organized appearance.~~

Avoid building antennas silhouetted against the sky which create roof top clutter.

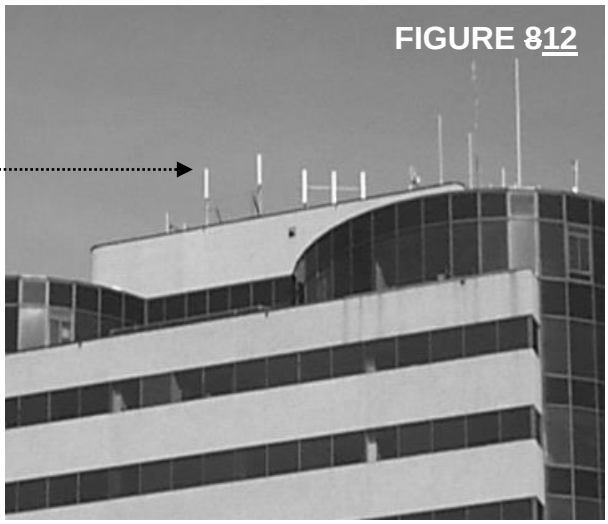

FIGURE ~~8~~12

FIGURE ~~9~~13

FIGURE ~~10~~ 14

Place wireless telecommunication facilities to blend inconspicuously with existing structures. Place antennas "flush" against
the building wall to blend with the building material.