

INFORMATION BULLETIN

Number 38

Wireless Tower Site Plan Review

Wireless Tower Site Plan Review is administered by the City-Parish Planning Commission. Wireless Tower Site Plan Review involves the examination of site and development plans to ensure that Wireless Transmitting and Receiving Facilities within certain Zoning Districts in East Baton Rouge Parish are properly related to the proposed site and surrounding properties.

Wireless Tower Site Plan Review can alleviate problems due to poor design and location of wireless facilities. The process establishes a framework where residents, developers, governmental agencies and planning professionals can communicate and resolve issues concerning the proposed site and its surrounding properties.

Wireless Tower Site Plan Approval

A Wireless Tower Site Plan can be approved through one of two procedures. The required procedure is determined by the zoning district of the proposed wireless tower site. Once the required procedure is determined and all application requirements are submitted (Unified Development Code, Section 14.41), the wireless tower permit application may be reviewed by the Office of the Building Official or the wireless tower site plan application may be reviewed and processed by the Office of the Planning Commission.

Building Official Approval of Wireless Tower Facilities

All proposed wireless transmitting and receiving facilities located in Industrial, certain Commercial, General Office and designated areas of the Rural Zoning District may proceed directly to the

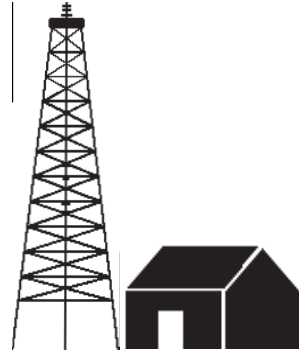
Zoning Districts	Maximum Height	Minimum Wireless Tower Setback
M2	none	25 feet
M1	none	200 feet
HC1, HC2, C2, CW, CW1, CW2, CW3, C-AB-2, C5 CT, CG	250 feet	*200 feet or 1 ½ x height
LC1, LC2, LC3, C1, C-AB-1,	120 feet	*200 feet or 1 ½ x height
GOL, GOH	Rooftop Mounted Only	none

* Whichever is greater
 **Wireless transmission and relay facilities in existing industrial and commercial subdivisions located in a Rural zoned district are permitted uses with Building Officials approval.

Office of the Building Official for permits.

Public Notification and Input

Prior to the required public hearing, the Office of the Planning Commission must notify all residential land owners within 500 feet of the proposed wireless tower site and the Federation of Civic Associations.



Notification must be by regular mail at least 10 days prior to the required public hearing. At least 15 days prior to the required public hearing, the Planning Commission Staff must post signs similar to rezoning signs and all Wireless Tower Site Plans shall also be required to post a public notice in the official journal of the city.

Public notification informs the community of the proposal and encourages input to the Planning Commission. Public input is an important aspect to resolving issues relating to existing and proposed land use.

Planning Commission Approval of Wireless Tower Site Plans

All proposed wireless transmitting and receiving facilities located in B1 (Transition) and Rural Zoning Districts are required to submit a wireless tower site plan application to the Office of the

Zoning Districts	Maximum Height	Minimum Wireless Tower Setback
B1	85 feet	*500 feet or 1 ½ x height
Rural	85 feet	*500 feet or 1 ½ x height

Planning Commission for approval by the Planning Commission.

*Whichever is greater
 **Wireless transmission and relay equipment located on water towers and major electrical transmission structures are permitted uses in residential districts with Planning Commission approval.

Checklist

The applicant must comply with the Wireless Tower Site Plan Checklist. The checklist requires an applicant to provide important information on the proposed wireless tower site plan.

Conditions

Applicant must show that all applicable conditions are met. The applicant must comply with certain conditions that are listed in the Unified Development Code, Section 14.42. This is to ensure the harmonious integration of the structure with the surrounding area. The following is a list of the conditions:

- Minimize the visual impact on the surrounding area .
- Applicant must show that available Parish and City owned sites, and privately owned sites occupied by a compatible use are unsuitable.
- Applicant must show that the proposed wireless equipment cannot be accommodated on an existing structure within the area that the site is to serve.
- Applicant must show that the proposed wireless tower located in Zoning Districts M2, M1, LC1, LC2, LC3, HC1, HC2, C2, C-AB-2, CG, C5, C1, C-AB-1 and Rural (for which a height waiver has been applied) is designed for co-location.
- Applicant must show that all applicable health, nuisance, noise, fire, building, and safety codes are met.
- The facility cannot contain equipment which will violate FCC rules.
- All regulations contained in the UDC, including but not limited to, site development regulations, landscaping, exterior illumination, and storage shall apply to the use.
- Wireless facilities shall not be located within any recognized residential subdivision, except as noted in Section 14.4.
- Existing on-site vegetation will be preserved.
- No metal buildings will be allowed as accessory buildings.

- Walls or fences at least 6 feet in height must be used.
- The entire facility must be aesthetically and architecturally compatible with its environment.

Wireless Tower Flow Chart

The chart *shown below* outlines the Wireless Tower Site Plan Review process. Specific and additional requirements are included in the Unified Development Code, which may be obtained from the Council Administrator's Office (225) 389-3123 or the City of Baton Rouge-Parish of East Baton Rouge Planning Commission (225) 389-3144 .

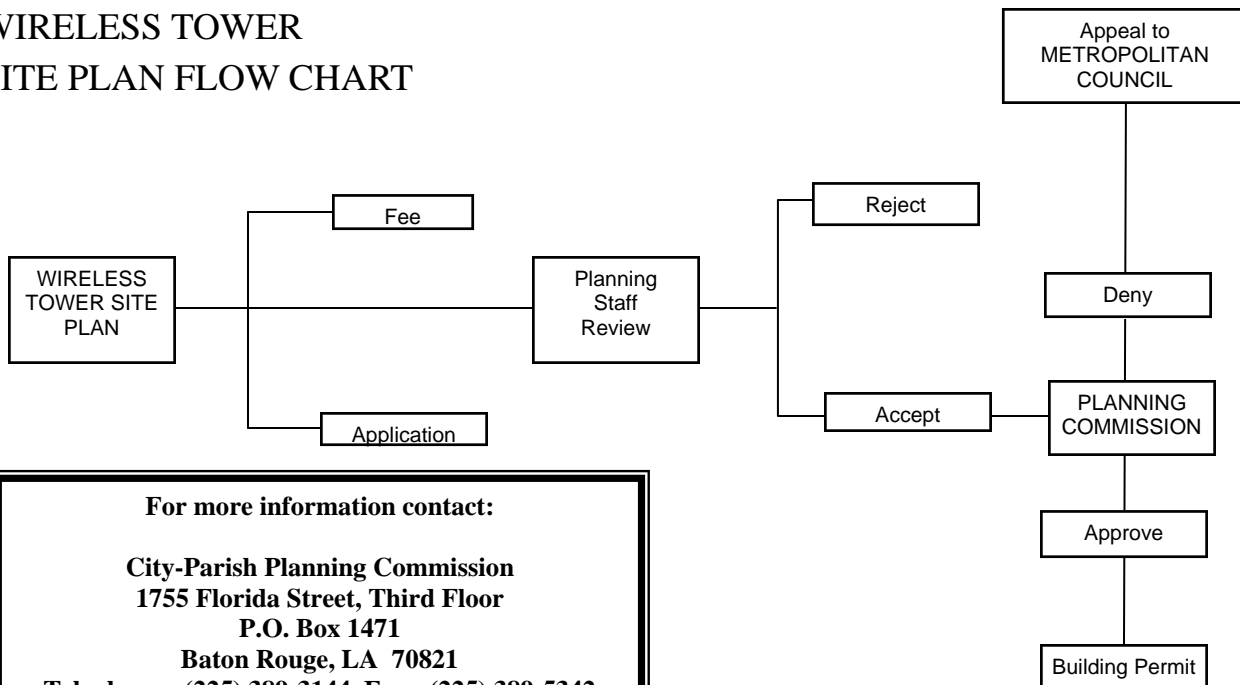
Waivers

The applicant shall show any requested waivers on the site plan with reference to the section number and paragraph of the Unified Development Code. The applicant may request certain waivers that are specified in the Unified Development Code. Such waivers may be subject to limitations. Generally, waivers are requested for tower height, distance from any street right-of-way or distance from residential properties.

Appeal Process

An appeal may be made to the Metropolitan Council in writing within ten (10) calendar days of receipt of the Planning Commission decision regarding Wireless Tower Site Plans.

WIRELESS TOWER SITE PLAN FLOW CHART



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