

SMALL/MICRO CELL SITE “DESIGN” GUIDELINES
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO
July 20, 2020

Anderson Township recognizes the need for wireless communications and the importance of such technology in our community. However, as stewards of the public trust, we must ensure that the deployment of such infrastructure in the public rights-of-way and private properties shall not be at the detriment of neighboring property owners and overall community goals.

Thus, considering actions taken and contemplated by the Federal Communications Commission, Ohio State Legislature, and regulations of other communities in our state, design guidelines and policies have been developed. These apply to new telecommunications equipment, not greater than 35’ in height, which are proposed for county or township rights-of-ways in Anderson Township, and new telecommunications equipment greater than 35’ in height in residential zoning districts located in Anderson Township. These standards, which provide guidance to potential providers, other government agencies working with such equipment, and our residents and businesses, are as follows (NOTE: These guidelines, while geared towards public right of way, shall also be considered for equipment proposed in residentially zoned areas outside the public right of way, for which the Township may file an objection under ORC 519.211):

- Any such location shall be assessed a permit fee by Anderson Township, and must be in a lease area or approved by the State of Ohio or Hamilton County if located within their respective rights of way. This shall then entail a fee to install of \$80 and an annual maintenance fee of \$270 for those located in Township owned right of way.
- Above ground equipment shall only be located within 100’ of an existing overhead utility line.
- The preferred locations shall be along Principal Arterials, Minor Arterials and Major Collector Roads, as defined by the Hamilton County Thoroughfare Plan, and shall not be located in residentially zoned areas.
- Equipment shall be located on existing utility poles where practical. If a new utility pole is required, it should to the extent reasonably practicable be located on the same side of the road as existing utility poles, and not closer than 1,000’ to another utility pole that was constructed for the purpose of telecommunications equipment. If the new utility pole is required on the opposite side of the road as the existing utility poles, but there are no other overhead wires crossing the road within 200’ of the proposed pole location, the crossover wires related to the Accessory Telecommunications shall be located underground. If the requirements of this paragraph are determined not to be practical, documentation shall be provided with the reasons stated.
- If a new utility pole is required, it shall be designed to accommodate the primary user’s antenna and a comparable antenna for at least one additional user. Design approval must be obtained from the local jurisdiction and the material and/or color of the pole shall be compatible with other poles existing, or planned, for the roadway. Written explanation on why this cannot be accomplished shall be provided to Anderson Township.
- Lighting shall not be permitted on Accessory Telecommunications, unless it is integrated as a light pole that matches other light poles in the vicinity.

- The owner/agent/controlling party for the utility pole shall provide Anderson Township with contact information (name, phone number, email address, etc.) of the individual responsible for its maintenance and leasing.

Appearance:

- Any ground mounted equipment shall be completely screened with landscaping providing year-round screening, based on the applicable rights-of-way standards, and subject to design approval by Anderson Township and the Hamilton County Engineers Office or Ohio Department of Transportation. If required landscaping cannot be installed, then the equipment shall be underground. Maintenance of all landscaping shall be the responsibility of the utility provider. Accessory Telecommunications and associated landscaping shall not obstruct adequate sight distance at intersections. Anderson Township staff shall inspect landscaped screening upon installation.
- In all areas along Local Roadways, as defined by the Hamilton County Thoroughfare Plan, Small Cellular Facilities shall be designed to be consistent and complementary with the surrounding environment in terms of height, materials, color, scale, and design; and the Zoning Administrator reserves the right to determine whether a deviation from the consistent design is in the best interest of the public. Stealth Design for Small Cellular Facilities shall be used in rights-of-way along Principal Arterials, Minor Arterials and Major Collector Roads, as defined by the Hamilton County Thoroughfare Plan and the following requirements shall be satisfied (NOTE: Stealth Designs that do not comply with the above requirements and other related factors shall not be approved):
 - (a) All Stealth Designs shall utilize the latest technology that is available for the purpose of blending the structure into the environment.
 - (b) The Stealth Design shall render it minimally visible to the casual observer.
 - (c) It may be attached to an existing structure, if it is designed to integrate seamlessly into the structure that it is attached to with regard to architecture, materials, color, etc. The overall design shall not substantially increase the height of the structure on which is located, nor shall it substantially project off the face of the structure.
 - (d) It may be constructed as a new freestanding structure, if it is designed to be consistent and complementary to the surrounding structures and area with similar architecture, materials, color, height, scale, etc.
 - (e) It may be constructed in a freestanding manner that mimics other features that are present in the immediate vicinity, such as street lights, trees, etc. It shall be virtually identical to the feature that it is mimicking and shall maintain the same height, size, pole diameter, fixture type, tree species, etc.
 - (f) All related equipment, electrical boxes, conduit, wiring, mounting equipment and the like shall not be visible.

Enabling Legislation

Section 519.211 of the ORC enables Townships the authority to regulate the installation of telecommunications equipment if all of the following conditions apply:

- (a) The free-standing or attached structure is proposed to be constructed on or after October 31, 1996.

(b) The free-standing or attached structure is proposed to be owned or principally used by a public utility engaged in the provision of telecommunications services.

(c) The free-standing or attached structure is proposed to be located in an unincorporated area of a township, in an area zoned for residential use.

(d)(i) The free-standing structure is proposed to top at a height that is greater than either the maximum allowable height of residential structures within the zoned area as set forth in the applicable zoning regulations, or the maximum allowable height of such a free-standing structure as set forth in any applicable zoning regulations in effect immediately prior to October 31, 1996, or as those regulations subsequently are amended.

(ii) The attached structure is proposed to top at a height that is greater than either the height of the building or other structure to which it is to be attached, or the maximum allowable height of such an attached structure as set forth in any applicable zoning regulations in effect immediately prior to October 31, 1996, or as those regulations subsequently are amended.

(e) The free-standing or attached structure is proposed to have attached to it radio frequency transmission or reception equipment.

Updated: July 20, 2020