

CITY OF
MARICOPA
PROUD HISTORY • PROSPEROUS FUTURE



DESIGN ~~OWNERS~~ FOR
WIRELESS
COMMUNICATION
FACILITIES

PLANNING DIVISION

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Introduction

This document includes design standards to minimize the visual impact of wireless telecommunication facilities and encourage co-location of those facilities. The design standards contained in this document are intended to provide additional reference in support of Article 36 Wireless Communication Facilities of the City of Maricopa Zoning Code, and may be amended from time to time with approval from the Zoning Administrator.

Intent

The purpose of these design standards is to assure a degree of consistency in the wireless telecommunication facility review process. These standards provide direction to service providers and their consultants in regard to the types of facilities that are encouraged and discouraged within the City of Maricopa. Substantial conformity with these design standards is required as applicable to a given facility type. These standards should be interpreted with flexibility by staff and are not rigorous requirements but rather a means of adapting documentation and review needs to the scope of a particular facility request. Not all design standards will be applicable on all projects, and the standards are suggestive versus restrictive.

Review Guidelines

- 1. Review Criteria:** The primary goals of these standards are to ensure visually acceptable facility design, co-location of facilities, stealth and alternative design where appropriate and to provide a guide to preferred and acceptable design of wireless telecommunication facilities.
 - a.** The proposal minimizes visual impact to the extent possible through design, screening and siting.
 - b.** For building mounted facilities, the antenna and associated equipment is of a scale and design compatible with the building, is mounted to a building facade and does not project beyond 15 feet from the top of the building.
 - c.** The proposal will blend with and/or complement the color, design and/or character of the surrounding context, whether natural backdrop, building or existing facility.
 - d.** Ground equipment and vertical elements have been screened and buffered using landscaping and fencing to the extent possible.
 - e.** Facility incorporates stealth/aesthetic designs such as public art, clock towers, flagpoles or other appropriate visual forms, if possible.

- 2. Stealth Wireless Communication Facilities:** The following shall govern design standard for stealth towers. Per Article 36 Sec B. Definitions of the Wireless Communication Facilities, stealth is define as man-made trees, clock towers, palm trees, faux wind mills and water towers, chimneys and similar structures to design mounting structures that camouflage or conceal the presence of antennas and towers.

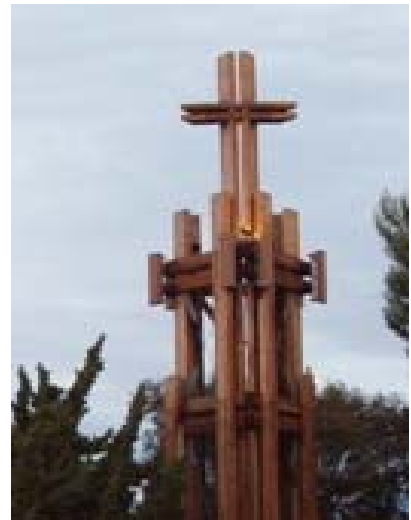
- a.** In the facility example shown in the photos below (figure A). The facility examples are poorly designed in terms of context. The constructed stealth facilities bear no relationship to the size, shape and character of surrounding physical elements.

Discouraged (figure A)



- b.** The stealth wireless communication facilities below (figure B) are designed with fully enclosed equipment that presents a better choice in this instance. The stealth design provides a better false facade that is similar in appearance to the surrounding area.

Encouraged (figure B)



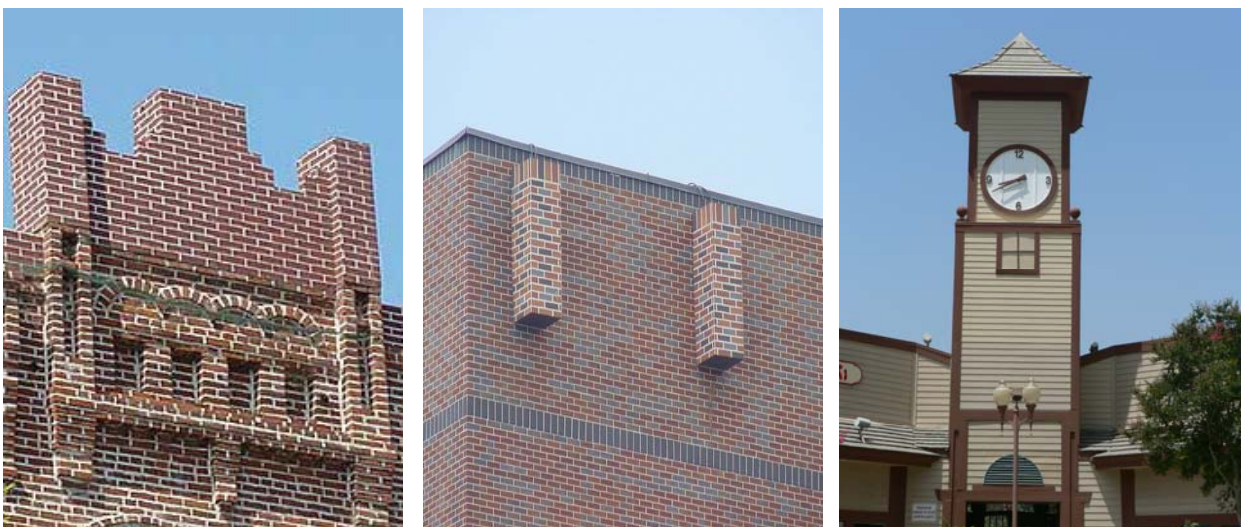
- 3. Building Mounted Antenna:** The following shall govern design standard for stealth towers. Per Article 36 Sec D, #11 Design Standards a Building Mounted Antenna is described as an antenna that is installed on a building and the antenna and supporting electrical and mechanical equipment is architecturally integrated in a manner that is identical to, or closely compatible with, the color of the building structure so as to make the antenna and related equipment as visually unnoticeable as possible.
- a.** In the example below (figure C), the building mounted antenna demonstrates a poorly designed antenna and tower that does not architecturally integrate with the building.

Encouraged (figure C)



- b.** Figure D (see below) architecturally disguises the building mounted antenna from public view. The design provides an enhanced false structure that blends with the built environment.

Discouraged (figure D)



4. **Alternative tower or antenna structure:** The following shall govern design standard for alternative tower or antenna structure. Per Article 36 Sec B. Definitions an alternative tower or antenna structure means any existing or proposed vertical structure that is designed to contain a wireless communication antenna including but not limited to clock towers, bell steeples, light poles, ball field lights, wind mills, and similar alternative mounting structures that may be used to attach antennas and towers to minimize impact (see also Stealth).

Example of Alternative tower or antenna structure



5. **Heritage District:** Any proposed stealth or alternative tower that is proposed within the Heritage District shall incorporate proper design elements of the Heritage District as prescribed in the Heritage District Design Guidelines and adopted Heritage District plan. Below are preferred examples for stealth design towers within the Heritage District.

