

*The City of Lewes*



**City of Lewes  
Small Cell Wireless Facilities and  
Telecommunications Towers  
Design Standards**

**DRAFT**

September 17, 2020

Purpose: The City of Lewes is the first town in the first state. The city has a history and aesthetic that is important to retain. The installation of small cell technology will enhance wireless capabilities while harmoniously blending into the existing character and context of the city. Installation of the technology shall take into consideration of the area in which it will be placed. The City wants to ensure its small town historic character is maintained when development occurs in any form.

## General Requirements for Small Cell Wireless Facilities

### Antenna

- a. The antenna shall appear as a seamless extension of the existing structure.
- b. Antenna shall be equal to or less diameter of the tower/structure.
- c. Antenna shall appear as a seamless extension of the new tower/structure.
- d. The antenna shall match the color, texture of the tower/structure it will be a part of.

### Cabinets and Equipment

- a. All equipment/cabinets associated with small cell wireless facilities shall comply with the City's floodplain regulations.
- b. If equipment needs to be located on the tower/structure other than the antenna the equipment shall not protrude more than 12" from any tower/structure.
- c. All equipment/cabinets shall comply with any wind restrictions.
- d. All equipment/cabinets shall match the color and texture of the tower/structure it is to be placed with the exception of wood utility poles.
- e. All wires shall be shrouded and shall match the color and texture of the structure it is to be attached.
- f. Wires, cables and other equipment shall be firmly attached to the structure.
- g. Cabinets shall be integrated into the structure. If integration is not feasible the cabinet shall be adjacent to the structure to which the antenna is placed.
- h. The cabinet shall not exceed 28 cubic feet in volume and shall not exceed 3 ft. in height.
- i. Any equipment placed on the tower/structure shall have a minimum clear height of 10 ft.
- j. No equipment or structure shall interfere with the pedestrian or bicycle traffic.
- k. Street trees shall not be removed to allow for cabinets or equipment.

### Noise and Lighting

- a. Illumination is not permitted for the small cell wireless facilities, unless it is part of a street light or where required by the FCC.
- b. All equipment shall comply with the City's noise regulations.

### Signage

- a. Signage shall be for notification purposes of the wireless carrier, identification of equipment, contact information etc. and shall not exceed 2 SF unless otherwise required by applicable law.

## Placement and Siting of Small Wireless Facilities

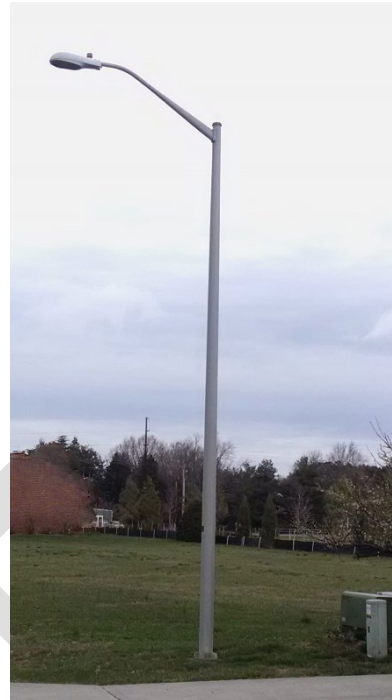
This section refers to the placement of small cell antenna and wireless equipment. Co-location on an existing structure is the preferred method for placement of small cell antenna and wireless equipment. If co-location is not feasible the construction of a new pole is permitted.

Co-location on existing pole or building.

- a. There shall be a minimum clear height of 10 ft.
- b. All new wireless equipment shall be a minimum of 300 ft. from another small cell antenna/wireless equipment.
- c. Maximum height shall not exceed 10 % of the existing pole/structure.
- d. Co-location on a building.
  - Antenna and wireless equipment/cabinets shall be stealth and concealed by the building.
  - Antenna and wireless equipment/cabinets shall not exceed more than 1 foot above the roof line.

The following are a few examples of poles that exist within the City. The City has a diverse collection of poles/streetlights. Co-location is encouraged to use the existing structures. If a new structure is proposed, it shall match the character of the area that it will be placed. The majority of the city is wooden poles; however, there are a number of residential developments and the historic district that have distinct character. The intent for new structures is to match the character of the area and have the structures fit in.





#### New structure

- a. New structures shall comply with the following:
  - The new structure shall be a minimum of 10 ft. from light poles, traffic signals.
  - New structure shall be a minimum of 50 ft. from existing structures/poles/streetlights.
  - The new structure shall be a minimum of 10 ft. from any building face
  - The new structure shall be a minimum of 12 ft. from driveway aprons to ensure access.
  - The new structure shall be a minimum of 10 ft. from permanent objects in the ROW and out of the sight triangle at intersections.
  - All small cell wireless antennas and equipment shall have a minimum of a 10 ft. clear height.
  - Avoid placement in front of business entrances, windows, signs, etc.
  - Equipment and new shall be in alignment with other poles and street furniture along the street.
  - The maximum height shall be the height of the closest streetlight/pole within 100 ft. on the same side of the street that it is being designed to match or 10% taller than other adjacent poles whichever is greater.
  - The new structure shall match the aesthetic, color, texture of the structures within the immediate area and street.
  - The new tower/structure shall comply with the floodplain regulations.

### Siting Prohibitions

- a. All new wireless equipment shall be a minimum of 300 ft. from another small cell antenna/wireless equipment.

### Historic District

The City has a historic district that is integral to the character and identity of the City. This area consists of buildings over 100 years old, a small scale sense of place and a commercial area surrounded by residential. Small cell facilities shall take this into consideration when determining placement.

- a. There shall be no small cell wireless facilities on Second Street.
- b. Small Cell Wireless facilities shall comply with the General Requirements for Small Cell Wireless Facilities and Placement and Siting of Small Wireless Facilities sections along with the requirements identified in this section.
- c. Co-location on a building shall comply with the co-location requirements under the Placement and Siting of Small Wireless Facilities section.
- d. Co-location is encouraged within the Historic District.
  - Co-location shall comply with the co-location standards under the Placement and Siting of Small Wireless Facilities section.
- e. New structures are discouraged within the Historic District.
  - If new structures are constructed, they shall be consistent with the ornate street sign poles and ornate street lights as shown in the standards.
  - The color, texture shall match the ornate street sign and street lights.
  - The spacing shall be consistent with the spacing on the existing poles on the streets.
  - Stealth co-location on buildings is encouraged within the Historic District.
  - The new structure shall match the aesthetic, color, texture of the structures within the Historic District.



### Waivers

The Lewes Planning Commission may grant waivers of the Design Standards where strict enforcement would materially inhibit deployment or where deviation from the Standards.

- a. The waiver(s) request shall be submitted to the Planning and Development Department in writing. The applicant shall provide documentation regarding the reasoning for the waiver(s).
- b. The waiver request will be placed on the next available Planning Commission agenda.
- c. If the Planning Commission denies a waiver from the Design Standards the applicant may appeal to the Mayor and City Council. The appeal will be placed on the next available Mayor and City Council agenda.

### Removal

The removal of all structures and/or equipment and repair of the structures shall be done by and at the expense of the wireless company.

- a. Structure shall be returned in equal or better state.
- b. All equipment and mounting hardware shall be removed.
- c. Holes shall be patched and painted to match the color and texture of the structure.

## TELECOMMUNICATIONS TOWER STANDARDS

The following standards apply to all Tower sites above 50 ft.:

### Maximum Height Standards

- a. The maximum height of a Tower shall be 150 feet including any lighting rod.
- b. The height of any Tower shall include the support structure and any attached Antennas proposed at the time of application.

### Tower Design

- a. Lattice Towers and any guyed wires are prohibited.
- b. The proposed Tower shall be designed to allow for co-location of two (2) other carriers.
- c. All Towers and required fencing shall be equipped with appropriate anti-climbing devices.
- d. The perimeter of the Tower and anchors shall be enclosed by a fence or wall at least six feet in height.
- e. Landscaping shall be consistent with landscaping requirements in the Subdivision Code Chapter 170 Section 26C.
- f. The tower and equipment shall comply with the floodplain regulations.

### Painting

- a. Towers shall be painted or finished in a manner which blends with the dominant color of the background except where otherwise required by the FAA. The applicant and/or operator of the facility shall have a continuing duty to maintain such paint or finish.

### Setbacks

- a. A Tower located in nonresidential zoning districts shall be set back a minimum of the height of the tower from any other zoning district boundaries. A Tower located within a residential zoning district shall be set back a minimum of twice the height of the tower from any existing dwelling unit.

### View Protection

- a. A Tower shall not be located in such a fashion as to negatively impact views from public parks and recreation areas.

### Site

- a. A Site Plan shall be submitted for the compound with the placement of the Tower, cabinets and any other equipment.
- b. All equipment, Tower, cabinet, etc. shall be located within the compound.
- c. The compound shall be large enough to allow for the co-location of at least two (2) other carriers.

### Lighting

- a. All lighting shall comply with FAA requirements.

