



Memorandum

January 25, 2016

TO: Longview Planning Commission

FROM: Steve Langdon, Planning Manager

SUBJECT: Wireless Facilities - Zoning

At the January meeting, I said I would provide you with a table showing where wireless communication facilities are currently allowed. That table is attached.

In the first column, the City's zoning districts are listed. Columns 2 thru 4 relate to what is allowed per Longview Municipal Code (LMC) Chapter 16.75 Wireless Communications. The fifth column relates to what is allowed per the various zoning chapters in LMC Title 19 Zoning. Please note that the location restrictions in Chapter 16.75 do not always match up to what the zoning code allows.

For some reason unknown to me (I suspect aesthetics), Chapter 16.75 differentiates between lattice towers and monopole towers. Lattice towers are more restricted and are only allowed in the Light Industrial-A, Mixed-Use Commercial/Industrial, and Heavy Industrial districts. Monopoles are permitted outright in all four industrial districts and allowed in all other district upon receiving a special property use (SPU) permit from the City's Appeal Board of Adjustment. However, for those zoning districts where a SPU permit is required, monopoles can only be located on land that is:

- owned and managed by the city of Longview, or
- unplatted, undeveloped, and not reasonably suitable for development by reason of topography, or
- owned and managed by a governmental agency, including special districts, school districts, public utility districts, or by a church and used for church purposes.

Consequently, a tower would not be allowed in someone's residential backyard for instance.

Per Chapter 16.75 antenna arrays located on the roofs of building are allowed in all zoning districts provided they are on roofs of existing buildings that are 30 feet or more in height and do not add more than 20 feet in total height to the building. Please note,

using the zoning code only, antenna arrays and monopole towers would not be allowed in all zoning districts.

If you have any questions or concerns, please contact me at 442-5083.

Cc: Jim McNamara, City Attorney
Steve Shuman, Assistant City Attorney
Craig Bozarth, City Engineer
John Brickey, Community Development Director