

Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION

MUNICIPAL

CODE SECTIONS: RMC 4-2-060.P

REFERENCE: N/A

SUBJECT: Permissibility of adding macro and mini facility antennas to existing conforming wireless support structures as an outright permitted use.

BACKGROUND: Renton Municipal Code Section (RMC) 4-2-060.P requires that applicants proposing new macro and mini antennas on existing conforming wireless support structures obtain a conditional use permit when the facility is within 100 feet of an adjacent residentially zoned parcel, even though the support structure was permitted via a conditional use permit. This results in multiple conditional use permits for the same facility with little to no benefit to the public or the City.

JUSTIFICATION: Wireless support structures including lattice towers and monopoles generally require a conditional use permit when allowed in the underlying zone. The support structures are permitted outright in some zones, unless they are within 100 feet of a residentially zoned parcel, and then a conditional use permit is required. The addition of macro and mini facility antennas to an existing conforming tower also triggers an additional conditional use permit if the support structure is not set back 100 feet from an adjacent residential zone. However, collocation of new antennas on existing structures is required by RMC 4-2-140.J unless an applicant demonstrates that an existing tower or structure cannot accommodate an applicant's proposed antennas. If the existing wireless support structure was permitted and is conforming, the addition of macro and mini facility antennas should not trigger a new conditional use permit.

DECISION: Allow for the addition of macro facility antennas and mini facility antennas to existing wireless support structures as a permitted use when the support structure is conforming, and the antennas meet underlying conditions of the original conditional use permit.

FUTURE CODE AMENDMENT

NEEDED: RMC 4-2-060.P should be amended to read as shown below.

P. WIRELESS COMMUNICATION FACILITIES

Zone	RC	R-1	R-4	R-8	RMH	R-10	R-14	RM	IL	IM	IH	CN	CV	CA	CD	CO	COR	UC-N1	UC-N2
Macro facility antennas	AD 46 <u>P</u>	P 44	H AD	H AD															
Mini facility antennas	P 44	P 44	P 44	P 44	P 44	P 44	P 44	P 44	P 44	P 44	P 44	AD	AD						

PLANNING DIRECTOR

APPROVAL:

 C. E. "Chip" Vincent

DATE: December 14, 2011

APPEAL

PROCESS:

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057 no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.