

SHOW LOW PLANNING AND ZONING COMMISSION
Study Session – Tuesday, October 26, 2021

PURSUANT to A.R.S. Section 38-431.02, notice is hereby given to the Show Low Planning and Zoning Commission and to the general public, that a **Study Session** of the Show Low Planning and Zoning Commission will be held on Tuesday, October 26, 2021, at 7:00 p.m. in the City Council Chambers, 181 North 9th Street, Show Low, Navajo County, Arizona.

1. Call to Order.
2. Roll Call.
3. Meeting Procedures Training
4. Review and Discussion of Proposed Revisions to Chapter 19.115, Wireless Telecommunication Towers and Antennas.
5. Adjournment.

Pursuant to the Americans with Disabilities Act (ADA), the City Council endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need accommodation for a meeting, please call the City Clerk's office at (928) 532-4061 at least 48 hours prior to the meeting for accommodation.

Ashley Duncan, Permit Coordinator

I, Ashley Duncan, do hereby certify that the foregoing notice was posted on Friday, October 22, 2021.

Chapter 19.115

WIRELESS TELECOMMUNICATIONS TOWERS AND ANTENNAS

Sections:

- 19.115.010 Purpose.
- 19.115.020 Definitions.
- 19.115.030 Applicability.
- 19.115.040 General requirements.
- 19.115.050 Permitted uses.
- 19.115.060 Administratively approved uses.
- 19.115.070 Conditional use permits.
- 19.115.080 Buildings or other equipment storage.
- 19.115.090 Removal of abandoned antennas and towers.
- 19.115.100 Nonconforming uses.

19.115.010 Purpose.

The purpose of this chapter is to establish general guidelines for the siting of wireless communications towers and antennas. The goals of this chapter are to:

~~(A) Protect residential areas and land uses from potential adverse impacts of towers and antennas; Minimize, to the extent possible, potential adverse impacts of towers and antennas;~~

(B) Encourage the location of towers in nonresidential areas;

(C) Minimize the total number of towers throughout the community;

(D) Strongly encourage the joint use of new and existing tower sites as a primary option rather than construction of additional single-use towers;

(E) Encourage users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful design, siting, landscape screening, and ~~innovative~~ camouflaging techniques;

~~(F) Consider the public health and safety of communications towers; Ensure compliance with required FCC guidelines on health and safety;~~

(G) Avoid potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures; and

(H) Protect airport approach corridors.

In furtherance of these goals, the City of Show Low shall give due consideration to the city's general plan, zoning map, and existing land uses in approving sites for the location of towers and antennas. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-69(A))

19.115.020 Definitions.

As used in this chapter, the following terms shall have the meanings set forth below:

Alternative tower structure: Man-made trees, clock towers, bell steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

Antenna: Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, microwave signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.

Backhaul network or interconnection facilities: The lines that connect a provider's towers/cell sites to one (1) or more cellular telephone switching offices, and/or long distance providers, or the public switched telephone network.

FAA: The Federal Aviation Administration.

FCC: The Federal Communications Commission.

Height: When referring to a tower, the distance measured from the base of the tower to the highest point on the tower or other structure, including the base pad and any antenna. ~~An applicant shall be prohibited from altering the natural grade/elevation of the site.~~ No tower/antenna installations shall exceed one hundred ninety-nine (199) feet in height, ~~except as may be conditionally approved on industrially zoned properties.~~

Preexisting towers and preexisting antennas: Any tower or antenna for which a building permit or conditional use permit has been properly issued prior to the effective date of the ordinance codified in this chapter, including permitted towers or antennas that have not yet been constructed so long as such approval is current and not expired; also any tower or antenna erected prior to annexation or prior to the commencement of the city's building permit requirement.

Tower: Any structure that is designed and constructed primarily for the purpose of supporting one (1) or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like. The term includes the structure and any support thereto. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-69(B))

19.115.030 Applicability.

(A) *New Towers and Antennas.* All new towers or new antennas in the City of Show Low shall be subject to these regulations, except as follows:

(1) *Amateur Radio Station Operators and/or Receive Only Antennas.* This chapter shall not govern any tower, or the installation of any antenna, that is under fifty (50) feet in height; provided, that minimum setback requirements are met and the tower or antenna is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive only antennas. Extendable tower/antenna installations, no greater than a seventy-five (75) foot extended height, shall be permitted; provided, that minimum setback requirements are maintained for the installation's maximum extended height. The minimum required setbacks from adjacent properties of these installations shall be the height of the tower/antenna assembly (measured to the extended height of an extendable tower and antenna).

(2) *Preexisting Towers or Antennas.* Preexisting towers and preexisting antennas shall not be required to meet the requirements of this chapter, other than the requirements of Sections [19.115.040\(E\)](#), [\(F\)](#) and [\(G\)](#). (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-69(C))

19.115.040 General requirements.

(A) *Principal or Accessory Use.* Antennas and towers may be considered either principal or accessory uses. A different existing use of an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot.

(B) *Lot Size.* For purposes of determining whether the installation of a tower or antenna complies with zoning district regulations, including but not limited to setback requirements, lot-coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased parcels within such lot.

(C) *Aesthetics.* Towers and antennas shall meet the following requirements:

(1) Towers shall be painted, subject to any applicable FAA standards, a neutral color so as to reduce visual obtrusiveness. At a tower site, the design of the buildings and related structures shall, to the extent possible, utilize materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings.

(2) If an antenna is installed on a structure other than a tower, the antenna and supporting mechanical equipment must be of a neutral color that is compatible with the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

(D) *Lighting.* Towers shall not be artificially lighted, unless required by the FAA or the city and/or other applicable authority for safety reasons. If lighting is required, the lighting alternatives and design chosen must

cause the least disturbance to the surrounding views. The owner of the tower shall ensure the ongoing maintenance of all required tower lighting.

(E) *State or Federal Requirements.* All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this chapter shall bring such towers and antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense.

(F) *Building Codes – Safety Standards.* To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable state or local building codes and any other applicable standards, as amended from time to time. If, upon inspection, the city concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

(G) *Interference.* The installation of any equipment or commencement of any frequencies that interfere with or compromise any public safety frequencies/installations shall be prohibited.

(H) *Measurement.* For purposes of measurement, tower setbacks and separation distances shall be calculated and applied to facilities located in the City of Show Low irrespective of municipal and county jurisdictional boundaries.

(I) *Nonessential Services.* Towers and antennas shall be regulated and permitted pursuant to this chapter and shall not be regulated or permitted as essential services, public utilities, or private utilities.

(J) *Franchises.* Owners and/or operators of towers or antennas shall certify that all franchises required by law for the construction and/or operation of a wireless communication system in the City of Show Low have been obtained and shall file a copy of all required franchises with the zoning director.

(K) *Public Notice.* For purposes of this chapter, any conditional use request, variance request, or appeal of an administratively approved use or conditional use shall require public notice in accordance with this title and applicable state law.

(L) *Signs.* No signs shall be allowed on an antenna or tower, except as may be legally required.

(M) *Buildings and Support Equipment.* Buildings and support equipment associated with antennas or towers shall comply with the requirements of Section [19.115.080](#).

(N) *Visual Corridor Protection.* Except for placement on existing structures or towers, no new tower shall be permitted within ~~two hundred (200)~~ one hundred (100) feet of the edge of the right-of-way for any arterial or collector roadways as identified in the City of Show Low's transportation plan.

(O) *Airport Corridor Protection.* No tower or antenna shall exceed the airport protection height limitations as set forth in the Show Low Regional Airport Master Plan Part 77 Airspace Plan on file in the office of the city clerk.

(P) *Downtown Commercial (DC) Land Use District.* No new freestanding tower construction shall be permitted in the DC land use district. This prohibition may not restrict the possible collocation of antennas on an existing tower, lightpoles or flagpoles, or possible rooftop or building mounted installations.

(Q) *Residential Land Use Zoning Districts.* No new towers shall be permitted on any residentially zoned property, except for amateur radio or receive only towers/antennas as described herein. Tower/antenna installations may be considered on publicly owned residentially zoned properties. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-69(D))

19.115.050 Permitted uses.

The following uses are specifically permitted: Antennas or towers located on property owned, leased, or otherwise controlled by the City of Show Low regardless of the zoning district, including within the public right-of-way provided a license or lease authorizing such antenna or tower has been approved by the city council. Antennas located on existing utility poles within the right-of-way shall only be located in commercial and industrial zones and shall not be permitted on streets designated as collectors or arterials on the Streets and Routes Masterplan. Antennas or towers located on city owned property and not in the city right-of-way are subject to the same height and setback and height requirements as towers and antennas located on privately owned property.(Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-69(E))

19.115.060 Administratively approved uses.

(A) *General.* The following provisions shall govern the issuance of administrative approvals for towers and antennas:

- (1) The zoning director may administratively approve the uses listed in this section.
- (2) Each applicant for administrative review shall apply to the zoning director providing the information set forth in Sections 19.115.070(B)(1) and (B)(3) and shall pay a nonrefundable fee as established by resolution of the city council to reimburse the city for the costs of reviewing the application.
- (3) The zoning director shall review the application for administrative approval and determine if the proposed use complies with Sections 19.115.040 and 19.115.070(B)(4) and (B)(5).

(4) The zoning director shall respond in writing to each such application within sixty (60) working days after receiving it by either approving, conditionally approving, or denying the application. If the zoning director fails to respond to the applicant within said sixty (60) working days, then the application shall be deemed to be approved.

(5) In connection with any administrative application, the zoning director may, in order to encourage the use of self-supporting poles, administratively allow the reconstruction of an existing tower to a method of self-supporting construction.

(6) If an administrative approval is denied, the applicant shall file an application for a conditional use permit pursuant to Section [19.115.070](#) prior to filing any appeal that may be available under this title.

(B) *List of Administratively Approved Uses.* The zoning director may approve the following after conducting an administrative review:

(1) Locating a tower or antenna, including the placement of additional buildings or other supporting equipment used in connection with said tower or antenna, in any industrial zoning district provided the overall height of the tower is less than or equal to the setback to the nearest property line.

(2) Locating antennas on existing structures or towers consistent with the terms of subsections [\(B\)\(2\)\(a\)](#) and [\(B\)\(2\)\(b\)](#) of this section.

(a) *Antennas on Existing Structures.* Any antenna which is ~~not attached to a tower attached to and supported by an existing structure~~ may be approved by the zoning director as an accessory use to any structure located in any commercial or industrial zoning district, provided:

- (i) The antenna and/or any supporting mechanism does not extend more than ~~thirty (30)~~ fifteen (15) feet above the highest point of the structure;
- (ii) The antenna complies with all applicable FCC and FAA regulations; and
- (iii) The antenna complies with all applicable city codes.

(b) *Antennas on Existing Towers.* An antenna which is attached to an existing tower may be approved by the zoning director and, to minimize adverse visual impacts associated with the proliferation and clustering of towers, collocation of antennas by more than one (1) carrier on existing towers shall take precedence over the construction of new towers, provided such collocation is accomplished in a manner consistent to the following:

- (i) A tower that is modified or reconstructed to accommodate the collocation of an additional antenna shall be of similar type as the existing tower, unless the zoning director allows reconstruction as a self-supporting pole.
- (ii) The antenna complies with all applicable FCC and FAA regulations.

(iii) *Height.*

A. An existing tower may be modified or rebuilt to a taller height, not to exceed thirty (30) feet over the tower's existing height, to accommodate the collocation of an additional antenna provided required setbacks are met.

B. The height change referred to in subsection [\(B\)\(2\)\(b\)\(iii\)\(A\)](#) of this section may only occur one (1) time per tower.

(iv) *On-Site Location.*

A. A tower which is being rebuilt to accommodate the collocation of an additional antenna may be moved on site within fifty (50) feet of its existing location, as long as the separation distances for residential units or residentially zoned lands set forth in Section [19.115.070\(B\)\(5\)](#) are met.

B. After the tower is rebuilt to accommodate collocation, only one (1) tower may remain on the site.

C. A relocated on-site tower shall continue to be measured from the original tower location for purposes of calculating separation distances between towers pursuant to Section [19.115.070\(B\)\(5\)](#). The relocation of a tower hereunder shall in no way be deemed to cause a violation of Section [19.115.070\(B\)\(5\)](#).

(3) Installing a cable micro-cell network through the use of multiple low-powered transmitters and/or receivers attached to existing wire-line systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-69(F))

19.115.070 Conditional use permits.

(A) *General.* The following provisions shall govern the issuance of conditional use permits for towers or antennas by the planning and zoning commission:

- (1) If a tower or antenna is not a permitted use under Section [19.115.050](#) or permitted to be approved administratively pursuant to Section [19.115.060](#), then a conditional use permit shall be required for the construction of a tower or the placement of an antenna.
- (2) Applications for conditional use permits under this section shall be subject to the procedures and requirements of Chapter [19.20](#), except as modified in this section.
- (3) Each applicant for a conditional use permit shall provide the information set forth in this section and shall pay a nonrefundable fee as established by resolution of the city council to reimburse the city for the

costs of reviewing the application. The city shall not collect this fee for consideration of a proposed amateur radio tower/antenna installation measuring greater than fifty (50) feet in height.

(4) Any information of an engineering nature submitted by the applicant, whether of a civil, mechanical, or electrical nature, shall be certified by a professional engineer licensed in the state of Arizona.

(B) *Towers.*

(1) *Application Information Required.* The zoning director may waive certain of the following requirements in the case of commission consideration of any proposed amateur radio tower installation that does not fulfill the requirements of Section [19.115.030\(A\)\(1\)](#). This information may be required in addition to any information required for applications for conditional use permits pursuant to Chapter [19.20](#). Applicants for a conditional use permit for a tower shall submit the following information:

(a) A scaled site plan clearly indicating the location, type and height of the proposed tower, on-site land uses and zoning, adjacent land uses and zoning (including when adjacent to other municipalities), ~~general plan classification of the site and all properties within the applicable separation distances set forth in subsection (B)(5) of this section,~~ adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower and any other structures, topography, parking, and other information deemed by the zoning director to be necessary to assess compliance with this chapter.

(b) The setback distance between the proposed tower and the nearest residential unit, platted residentially zoned properties, and unplatted residentially zoned properties.

(c) The separation distance from other towers described in the inventory of existing sites submitted pursuant to Section [19.115.040\(C\)](#) shall be shown on a plot plan or map. The applicant shall also identify the type of construction of the existing tower(s) and the owner/operator of the existing tower(s), if known.

(d) Legal description of the parent tract and leased parcel (if applicable).

(e) *Inventory of Existing Sites.* Each applicant for an antenna and/or tower shall provide to the zoning director an inventory of its existing towers, antennas, or sites approved for towers or antennas, that are either within the jurisdiction of the City of Show Low or within one (1) mile of the border thereof, including specific information about the location, height, and type of each tower. The zoning director may share such information with other applicants applying for administrative approvals or conditional use permits under this chapter or other organizations seeking to locate antennas within the jurisdiction of the city; provided, however, that the zoning director is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

(f) A landscape plan showing specific landscape materials and the type of security fencing.

- (g) Finished color of the tower and, if applicable, the method of camouflage and illumination.
 - (h) A description of compliance with Sections [19.115.040\(C\)](#), [\(D\)](#), [\(E\)](#), [\(F\)](#), [\(G\)](#), [\(J\)](#), [\(K\)](#), [\(L\)](#), and [\(M\)](#), and subsections [\(B\)\(4\)](#) and [\(B\)\(5\)](#) of this section and all applicable federal, state or local laws.
 - (i) Certification by a structural engineer, licensed in the state of Arizona, of the carrying capacity of the tower.
 - (j) Identification of the entities providing the backhaul network for the tower(s) described in the application and other cellular sites owned or operated by the applicant in the municipality.
 - (k) A description of the suitability of the use of existing towers, other structures or alternative technology not requiring the use of towers or structures to provide the services to be provided through the use of the proposed new tower.
 - (l) A description of the feasible location(s) of future towers or antennas within the City of Show Low based upon existing physical, engineering, technological or geographical limitations in the event the proposed tower is erected.
 - (m) Evidence of the submittal of Form 7460 to the Federal Aviation Administration.
- (2) *Factors Considered in Granting Conditional Use Permits for Towers.* In addition to any standards for consideration of conditional use permit applications pursuant to Chapter [19.20](#) the planning and zoning commission shall consider the following factors in determining whether to issue a conditional use permit:
- (a) Height of the proposed tower;
 - (b) Proximity of the tower to residential structures and residential district boundaries;
 - (c) Nature of uses on adjacent and nearby properties;
 - (d) Surrounding topography;
 - (e) Surrounding tree coverage and foliage;
 - (f) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
 - (g) Proposed ingress and egress; and
 - (h) Availability of suitable existing towers, other structures, or alternative technologies not requiring the use of towers or structures, as discussed in subsection [\(B\)\(3\)](#) of this section.
- (3) *Availability of Suitable Existing Towers, Other Structures, or Alternative Technology.* An applicant shall submit information requested by the commission related to the availability of suitable existing

towers, other structures or alternative technology. Evidence submitted to demonstrate that no existing tower, structure or alternative technology can accommodate the applicant's proposed antenna should consist of any of the following:

- (a) No existing towers or structures are located within the geographic area meeting the applicant's engineering requirements.
 - (b) Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.
 - (c) Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
 - (d) The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.
 - (e) The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs significantly exceeding new tower development are presumed to be unreasonable.
 - (f) The applicant demonstrates that an alternative technology that does not require the use of towers or structures, such as a cable micro-cell network using multiple low-powered transmitters and/or receivers attached to a wire line system, is unsuitable.
- (4) *Setbacks*. The following setback requirements shall apply to all towers:
- (a) Towers must be set back a distance equal to at least ~~one hundred twenty five (125)~~ one hundred (100) percent of the ~~height~~ fall zone of the tower as certified by a registered engineer from any adjoining lot line, but may be reduced by the commission if the goals of this chapter would be better served thereby. In the case of amateur radio tower installations, these minimum setback requirements may be further reduced by the commission through the conditional use permit process, considering such factors as topography and height of surrounding vegetation.
 - (b) Accessory buildings and/or structures must satisfy the minimum zoning district setback requirements.
- (5) *Separation*. The following separation requirements shall apply to all towers:
- (a) Separation from all residentially zoned properties' areas shall be ~~a minimum of two hundred (200) feet~~ equal to or greater than the height of the tower, but may be reduced by the commission if the goals of this chapter would be better served thereby.

- (i) Tower separation shall be measured from the base of the tower to the lot line of the off-site uses and/or designated areas.

~~(b) Separation Distances Between Towers.~~

~~(i) Separation distances between towers shall be applicable for and measured between the proposed tower and preexisting towers. The separation distances shall be measured by drawing or following a straight line between the base of the existing tower and the proposed base, pursuant to a site plan, of the proposed tower. The separation distances for all zoning districts shall be two thousand five hundred (2,500) feet.~~

~~(ii) The approving authority may reduce separation distances between towers if multiple towers are to be placed on a single lot or if it is deemed in the community's best interest (i.e., the creation of a "tower farm").~~

(6) *Security Fencing.* Towers shall be enclosed by security fencing not less than six (6) feet in height and shall also be equipped with an appropriate anti-climbing device; provided, however, that the commission may waive such requirements, as it deems appropriate. All fencing shall be properly maintained.

(7) *Landscaping.* The following requirements shall govern the landscaping surrounding towers for which a conditional use permit is required; provided, however, that the commission may waive such requirements if the goals of this chapter would be better served thereby.

~~(a) Tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from property used for residences. The standard buffer shall consist of a landscaped strip at least four (4) feet wide outside the perimeter of the compound. All plant materials shall be properly maintained. Tower facilities located along roadways shall be landscaped in accordance with the landscaping requirements for the zone in which the tower facility is located.~~

(b) In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived.

(c) Existing mature tree growth and natural landforms on the site shall be preserved. In some cases, such as towers sited on large, wooded lots, natural growth around the property perimeter may be sufficient buffer. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-69(G))

19.115.080 Buildings or other equipment storage.

(A) *Antennas Mounted on Structures or Rooftops.* The equipment cabinet or structure used in association with antennas shall comply with the following:

(1) The equipment cabinet or structure shall not contain more than ten (10) square feet of gross floor area or be more than four (4) feet in height. In addition, for buildings and structures which are less than sixty-five (65) feet in height, the related unmanned equipment structure, if over ten (10) square feet of gross floor area or four (4) feet in height, shall be located on the ground and shall not be located on the roof of the structure.

(2) Equipment storage buildings or cabinets shall comply with applicable building codes.

(B) *Antennas Mounted on Utility Poles or Light Poles.* The equipment cabinet used in association with antennas shall be located in accordance with the following:

(1) In residential districts, the equipment cabinet or structure may be located:

(a) In a front or side yard provided the cabinet is no greater than four (4) feet in height or ten (10) square feet of gross floor area. The cabinet shall be suitably screened and/or camouflaged to blend with its surroundings.

(b) In a rear yard, provided the cabinet or structure is no greater than ten (10) feet in height or one hundred forty-four (144) square feet in gross floor area. The cabinet/structure shall be suitably screened.

(2) In commercial or industrial districts the equipment cabinet or structure shall be no greater than ten (10) feet in height or one hundred forty-four (144) square feet in gross floor area. The structure or cabinet shall be suitably screened and/or camouflaged to blend with its surroundings.

(C) *Antennas Located on Towers.* The related unmanned equipment structure shall not contain more than one hundred forty-four (144) square feet of gross floor area per user or be more than fifteen (15) feet in height, and shall be located in accordance with the minimum yard requirements of the zoning district in which located. In the event of multiple antenna installations on a single location the construction of only one (1) unmanned equipment storage building shall be permitted.

(D) *Modification of Building Size Requirements.* The requirements of subsections (A) through (C) of this section may be modified by the zoning director in the case of administratively approved uses or by the planning and zoning commission in the case of uses permitted by conditional use to encourage collocation. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-69(H))

19.115.090 Removal of abandoned antennas and towers.

Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such antenna or tower shall remove the same within ninety (90) days of receipt of notice from the city notifying the owner of such abandonment. Failure to remove an abandoned antenna or tower within said ninety (90) days shall be grounds to remove the tower or antenna at the owner's expense. If there are two (2) or more users of a single tower, then this provision shall not become effective until all users cease using the tower. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-69(I))

19.115.100 Nonconforming uses.

(A) *Nonexpansion of Nonconforming Use.* Towers that are constructed, and antennas that are installed, in accordance with the provisions of this chapter shall not be deemed to constitute the expansion of a nonconforming use or structure.

(B) *Preexisting Towers.* Preexisting towers shall be allowed to continue their usage as they presently exist. Routine maintenance shall be permitted on such preexisting towers. New construction other than routine maintenance on a preexisting tower shall comply with the requirements of this chapter. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-69(J))

The Show Low City Code is current through Ordinance 2021-01, passed January 5, 2021.

Disclaimer: The city clerk's office has the official version of the Show Low City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

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[City Website: www.showlowaz.gov](http://www.showlowaz.gov)

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