Chapter 19.530

WIRELESS TELECOMMUNICATION FACILITIES

19.530.010 Purpose.
The purpose of regulating wireless telecommunication facilities and related equipment is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 7105 §2, 2010; Ord. 6966 §1, 2007)

19.530.020 Applicability and Permit Requirements.
Wireless telecommunication facilities and related support structures, as defined in Article X (Definitions) are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

A. Following are the permitted use and permit requirements for new wireless telecommunication facilities.

1. Prohibited Facilities.
   a. Monopole Wireless Telecommunications Facilities are prohibited in all zones (see Section 19.910.240 - “W” Definitions for definition and examples).
   b. Collocation to an existing monopole wireless telecommunication facility shall not be permitted.
   c. All wireless telecommunication facilities are specifically prohibited in the RA-5 - Residential Agricultural and RC - Residential Conservation Zones and any other property developed with a residential use.

2. Conditional Use Permit (CUP).
Camouflaged wireless telecommunication facilities as described below are permitted subject to the granting of a CUP. Design review of such facilities is a component of the CUP review process.

   a. Camouflaged ground-mounted wireless telecommunication facility.
   b. Camouflaged building-mounted wireless telecommunication facility.
   c. Collocation to an existing approved camouflaged wireless telecommunication facility that was not previously subject to California Environmental Quality Act (CEQA) review, a discretionary permit, and at least one public hearing.
3. Minor Conditional Use Permit (MCUP).

Stealth wireless telecommunication facilities are permitted subject to the granting of a MCUP. Design Review of such facilities is a component of the MCUP review process.


The Zoning Administrator may review and approve any application for collocation to an existing approved wireless telecommunication facility and collocation facility(ies) if all of the following conditions are met.

a. Both the existing wireless telecommunication facility and collocation facility(ies) were previously reviewed pursuant to CEQA, through the adoption of a Negative Declaration, a Mitigated Negative Declaration, or a Certified Environmental Impact Report;

b. Both the existing wireless telecommunication facility and collocation facility(ies) were subject to a discretionary permit;

c. Both the existing wireless telecommunication facility and collocation facility(ies) were subject to at least one public hearing; and

d. The proposed collocated facility(ies) incorporates all applicable mitigation measures required by the adopted CEQA document and the conditions of approval of the discretionary permit for the existing wireless telecommunication facility.

B. At the time of submittal for a Conditional Use Permit or Minor Conditional Use Permit, the application shall include all of the information related to the proposed wireless telecommunications facility, including all potential future collocations, so that an adequate analysis (i.e., Radio Frequency Emissions, site design, landscaping, facility design, additional pole locations, screening, etc.) can occur. (Ord. 7105 §3, 2010; Ord. 6966 §1, 2007)

19.530.030 Site Location, Operation, Development Standards, and Design Guidelines.

The development standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to wireless communications facilities and support structures unless otherwise specified here.

A. Site Location, Operation, and Development Standards.

1. Wireless Telecommunication Facility - Stealth (see Section 19.910.240 - “W” Definitions for definition and examples).

a. Materials shall be used that match in color, size, proportion, style, and quality with the exterior design and architectural character of the building or structure where the stealth wireless telecommunication facility is proposed. Added architectural elements that are out of character with the existing structure or otherwise direct unnecessary attention to the structure are not permitted.
b. Facility components, including all antenna panels and support equipment, shall be mounted inside a building or structure (i.e., railings, cross, clock-face, etc.) and not on the exterior face of the building or structure.

c. Wireless telecommunication facilities shall be located a minimum of 75 feet from any residential structure.

d. Underground vaults may be allowed in the public right-of-way where appropriate as determined by the Approving Authority and subject to the granting of an encroachment permit by the Public Works Department.

e. Wireless telecommunication facilities shall comply with the provisions (i.e., height, setbacks, etc.) of the underlying zone where the facility is located. Wireless telecommunications facilities within the public right-of-way shall be subject to the same height standards of the zone of property (not public right-of-way) nearest to and adjacent to the facility.


a. Locational Criteria.
   i. To minimize any negative aesthetic impact, wireless telecommunication facilities shall be sited so as to minimize views from the public right-of-way and adjacent properties. Consideration needs to be given to placing ground-mounted wireless telecommunications facilities behind buildings or amid tall trees so as to minimize visibility.
   ii. Wireless telecommunication facilities shall be located a minimum of 75 feet from any residential structure.

b. Development Standards.
   i. Wireless telecommunication facilities shall comply with the provisions (i.e., height, setbacks, etc.) of the underlying zone where the facility is located. Wireless telecommunications facilities within the public right-of-way shall be subject to the same height standards of the zone of property (not public right-of-way) nearest to and adjacent to the facility to ensure neighborhood compatibility.
   ii. Wireless telecommunication facilities proposed to be constructed on or near existing utility structures (i.e., street lights or park lights) shall be designed to resemble the existing structure, with no antenna arrays or related equipment visible.

B. Design Guidelines.

a. Careful consideration of design details including color, texture, and materials shall be made to ensure the stealth design of the wireless telecommunication facility.

b. If applicable, landscaping may need to be provided to screen stealth wireless telecommunication facilities and related above-ground support equipment from the public right-of-way to fully integrate the facility to the site. The Approving Authority may require additional live mature plantings to enhance the appearance of the site.

c. Decorative materials shall be required for surrounding walls or fences.


a. All ground-mounted wireless telecommunication facilities shall be, at a minimum, designed as camouflaged facilities. Design techniques shall be employed to minimize visual impacts and provide appropriate camouflage. Additional screening may also be required.

b. All wireless telecommunication facility components, including all antenna panels, shall be painted or be designed to match the predominant color and/or design of the structure so as to be visually inconspicuous. The use of state-of-the-art technology and implementation of best practices shall be required to ensure high quality design.

c. Careful consideration of design details including color, texture, and materials shall be made to ensure the camouflaged design of the wireless telecommunication facility.

d. Landscaping shall be provided to screen wireless telecommunication facilities and related above-ground support equipment from the public right-of-way. The Approving Authority may require additional live mature plantings to assist in mitigating visual impacts of wireless telecommunication facilities.

e. Decorative materials shall be required for surrounding walls or fences.


a. The design techniques applied shall result in an installation that is camouflaged and prevents the facility from being readily identifiable.

b. All wireless telecommunication facility components, including all antenna panels, shall be painted or be designed to match the predominant color and/or design of the structure so as to be visually inconspicuous. The use of state-of-the-art technology and implementation of best practices shall be required to ensure high quality design.
   a. Antenna panels shall be located and arranged on the structure so as to replicate the installation and appearance of the architectural features already mounted to the structure.
   b. All wireless telecommunication facility components, including all antenna panels, shall be painted or be designed to match the predominant color and/or design of the structure so as to be visually inconspicuous. The use of state-of-the-art technology and implementation of best practices shall be required to ensure high quality design.
   c. Collocation to an existing camouflaged wireless telecommunication facility shall require the existing facility to be upgraded to meet the design standards for new facilities at the time of submittal. Best design practices shall be used to ensure a high quality camouflaged design.

5. Support Equipment.
   a. Where feasible, all support equipment shall be placed in an underground vault or within a nearby building. Where it is determined that these options are not feasible, equipment shall be fully screened within an architectural enclosure. The use of state-of-the-art technology and implementation of best practices shall be required to ensure high quality design.
   b. All support equipment shall be completely screened. Required screening shall be decorative, of a design, color, and texture that is architecturally integrated with existing structures on the same site.
   c. Above-ground support equipment shall require landscaping and other measures to effectively mitigate visual and safety impacts. The Approving Authority may require additional live mature plantings to assist in mitigating visual impacts of wireless telecommunication facilities.
   d. Underground vaults may be required in order to mitigate physical, aesthetic, or safety siting issues which cannot be mitigated otherwise.
   e. Where support equipment is proposed to be located on a building rooftop, the support equipment shall be enclosed within an architecturally integrated equipment penthouse or otherwise be completely screened to the satisfaction of the Approving Authority. Required screening shall be decorative, of a design, color, and texture that is architecturally integrated with the building it is on.

C. Conformity of Existing Development.

As required by the Approving Authority, prior to or concurrent with the development of all new wireless telecommunication facilities, existing development occupying the same parcel/project as the proposed wireless telecommunication facility shall be required to
enhance or upgrade the existing site and/or building to meet the current design standards of the underlying zone, including, but not limited to:

1. Landscaping and irrigation.
2. Parking lot maintenance, striping, and lighting.
3. Fencing.
4. Signage.
5. Building paint, maintenance, and enhancement (Ord. 7158 §14, 2012; Ord. 7105 §4, 2010; Ord. 6966 §1, 2007)

19.530.040 Other Applicable Regulations.
A. Requirements for all wireless telecommunication facilities.

1. Safety Standards.
   a. All new wireless telecommunication facilities shall be designed within the applicable American National Standards Institute (ANSI) standards.
   b. No wireless telecommunication facility or combination of facilities shall produce at any time power densities that exceed current FCC adopted standards for human exposure to RF (Radio Frequency Radiation Exposure Standards) fields.
   c. An independent analysis, conducted by a qualified consultant, at the applicant's expense, shall be required to verify compliance with FCC Standards (including Radio Frequency Radiation Exposure Standards). Failure to comply with FCC Standards will result in the immediate cessation of operation of the wireless telecommunication facility. This shall be provided at the time of submittal.
   d. A wireless telecommunication facility shall be installed and maintained in compliance with the requirements of the Uniform Building Code, National Electrical Code, noise standards, and other applicable codes, as well as other restrictions specified in this section. The facility operator and the property owner shall be responsible for maintaining the facility in good condition, which shall include but not be limited to regular cleaning, painting, and general upkeep and maintenance of the site.
   e. In compliance with FAA (Federal Aviation Administration) regulations, safety lighting may be required for support structures.
   f. All wireless telecommunication facilities and related support equipment shall be designed to prevent unauthorized persons from accessing and/or climbing them. Fences, walls, and landscape materials intended to prevent unauthorized persons from accessing and climbing a wireless telecommunication facility shall comply with Chapter 19.550 – Fences, Walls, and Landscape Materials.
2. General Provisions.
   
a. All wireless telecommunication facilities shall not bear any signs or advertising devices other than certification, warning, or other legally required seals or legally required signage.

b. All wireless telecommunication facilities and related support equipment shall be removed within 90 days of the discontinuation of use and the site shall be restored to its original preconstruction condition. The operator’s agreeing to such removal shall be a condition of approval of each permit issued. A performance bond, based on a reasonable cost of removal and subject to the approval of the Community Development Director or his/her designee and City Attorney’s Office as to manner and form, shall be required of the applicant and a copy kept on file by the Planning Division.

c. Wireless telecommunication facilities and related support equipment, including any on-site generator, shall comply with Title 7 – Noise Control of the Riverside Municipal Code.

d. All wireless telecommunication facilities within an airport influence area will be reviewed by the Planning Division for compliance with the Riverside County Airport Land Use Compatibility Plan. In addition, a determination will be made as to whether FAA (Federal Aviation Regulation) Part 77 review is necessary.

e. All wireless telecommunication facilities shall be reviewed for compliance with the provisions of Title 20 (Cultural Resources) of the Riverside Municipal Code when the wireless telecommunication facility is on the property of, or in proximity to, a potential or designated cultural resource.”

19.530.050 Variances.