

Small Cell Requirements and Construction Criteria

The installation or attachment of an antenna or other wireless communications equipment utilizing small cell technology (the “wireless equipment”) to poles in the City of Rochester shall be subject to the criteria set forth below. In some cases, the existing pole may require replacement with a new combination pole that can accommodate the equipment proposed to be attached and the street light luminaire, signal head/mast arm or other appurtenances (the “replacement pole”). If an existing pole is proposed to be utilized for attachment, detailed engineering calculations shall be submitted by a Licensed Professional Engineer showing that the pole can accommodate the additional loads.

1. General Requirement

In all cases, the existing pole shall be replaced with a replacement pole.

2. Pole Criteria

- a. Only one installation per pole on a first come, first served basis is permitted.
 1. The wireless equipment is not permitted to protrude more than five (5) feet above the streetlight luminaire or mast arm itself.
 2. The mounting height of the luminaire on the streetlight pole shall be no more than thirty five (35) feet.
 3. The mast arm length of a replacement pole shall match the existing streetlight pole being replaced.
 4. The color and surface treatment of the replacement pole shall match the surrounding area poles. Color criteria for poles shall be as follows:
 - i. In the MX-T and MX-D districts, 30 feet height – black finish
 - ii. All districts except the MX-T and MX-D, 30 feet height – galvanized or gray finish
 - iii. All districts except MX-T and MX-D, 20 feet height – stainless steel finish (no paint)
 - iv. Shoppes on Maine Area, 14 feet and 25 feet height – dark green
 5. Pole heights shall be the same as all surrounding poles of the same use.
 6. No company signs are permitted to be placed on a pole, including a replacement pole, except to the extent required by local, state or federal law or regulations.
 7. All pole attached wireless equipment must be a minimum 10 feet from the sidewalk elevation.
 8. All ground based wireless equipment, including, but not limited to, equipment cabinets or power pedestals, shall be placed at the back of the right-of-way whenever possible.
 9. All pole-mounted equipment shall match the color of the replacement pole.
 10. For each individual pole type or style used to support the wireless equipment, one

spare replacement pole shall be provided by Licensee to the City at the end of the project so that the pole can be replaced promptly in case of a knockdown.

11. All plans shall be signed and sealed by a Professional Civil and Electrical Engineer.
12. All other details in the City of Rochester Street Light Design Standards and Engineering Standards shall apply.
13. The replacement pole and the wireless equipment attached to the pole shall not increase the diameter of the existing pole that is replaced by more than sixty (60) percent, not to exceed eight (8) inches total, or increase the height of the existing pole by more than ten (10) percent, not to exceed four (4) feet. The distance from the edge of pole to the street or sidewalk shall meet all setback requirements per the City's Engineering Standards.
14. Antennas shall be limited to snug-mount, canister-mount, and concealed antennas and mounted no more than six (6) inches off the pole.
15. All cables or wires for the attached wireless equipment shall be located inside the pole except where such cables or wires attach to the ports in the antenna.
16. When wireless equipment is attached to a replacement pole, the primary purpose of the pole shall remain as a pole structure supporting a streetlight luminaire, signal mast arms/heads, or power facilities and related fixtures as originally established within the City right-of-way.

3. Equipment Cabinets:

- a. Equipment cabinet locations shall comply with the height and development standards of the underlying zoning district.
- b. Equipment cabinets with air-conditioning shall be enclosed by walls and setback a minimum of fifteen (15) feet from lots where the existing or planned primary use is a single-family dwelling.
- c. No more than one equipment cabinet and/or power pedestal shall be located at and serve any one pole site.

4. Above-Ground Utility Structures:

All permit applications to place or install above ground structure greater than twenty four (24) inches must be accompanied by the following information:

- a. Evidence or documentation that, where the above-ground structure is over 36" in height, given its proposed location, the structure will comply or be in compliance with applicable City regulations and UDC.
- b. City will provide documentation that identifies a potential site for replacement within neighborhood. (The site will be selected on the basis of aesthetics and technical/engineering restrictions.)
- c. Evidence that the structure shall be placed on the same side of the right-of-way as refuse containers or utility poles. The structure shall not block trash truck access and alley access.
- d. Verification of sight-triangle compliance.
- e. Three (3) photographs of the proposed structure, one (1) at 90 degrees, the other two (2) at 45 degrees on either side of the proposed location. Identify the location of the proposed structure, mark the location with white tape, use an orange traffic cone, etc.

- f. Evidence or documentation of the dimension of the structure.
- g. Evidence or documentation that the structure shall not exceed thirty six (36) inches in height in front of the front yard of a residential home.
- h. Information as to the specifications of the structure, if available.

5. Stealth Design (Concealment)

- a. Any proposed Small Cell, excluding co-locations of antennas on existing unconcealed towers and public utility co-locations, shall use concealed technology.
- b. The Small Cell shall be the least visually and physically intrusive as possible and shall have the least adverse visual effect on the environment and its character, existing vegetation, and nearby residences.
- c. In the R-1, R-2, R-2x, and R-3 districts, concealed installation on an existing building shall only be permitted on a permitted Non-Residential structure.
- d. A Small cell is considered concealed if the Community Development Director determines that the facility is:
 - 1. Aesthetically integrated with existing buildings, structures, and landscaping to blend in with the nature and character of the built and natural environment, considering height, color, style, massing, placement, design, and shape.
 - 2. Located on existing vertical structures, including utility poles and public utility structures to the maximum extent practicable.
 - 3. Located in areas where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening of the Small Cell.
 - 4. Located so that it is not readily visible or identifiable as a Small Cell.
- e. Consistent with federal law, these concealment requirements shall not be administered so as to have the effect of prohibiting the provision of wireless telecommunications services.

6. Location and Separation of Freestanding Small Cell Poles

- a. A freestanding Small Cell is prohibited in the following locations:
 - 1. Within 100 feet of the property line of any Residential zone district.
 - 2. Within 50 feet of an existing right-of-way.
 - 3. Within any setback required by the underlying zone district.
- b. New freestanding Small Cell shall be located a minimum of 1,000 feet from any other freestanding Small Cell, as measured from the wall or fence of each freestanding Small Cell.
- c. No new freestanding Small Cell shall be allowed unless the Public Works Director determines, upon the applicant's demonstration, that no existing tower, structure, or public utility structure can be used in lieu of new construction to accommodate the applicant's proposed Small Cell Pole. Evidence that demonstrates that co-location or public utility co-location cannot be used in lieu of new construction to reasonably accommodate the proposed Small Cell shall consist of an affidavit with supporting exhibits submitted by the applicant addressing all of the following:

1. That no existing tower, structure, or public utility structure within a ½ mile radius meets the minimum engineering requirements and/or lacks available space to support the proposed Small Cell.
2. That co-location or public utility co-location of the proposed Small Cell would cause unavoidable electromagnetic interference with the antenna(s) on the existing towers, structures or public utility structures, or the antenna(s) on the existing towers, structures, or public utility structures would cause interference with the applicant's proposed Small Cell.
3. That there are other limiting factors that render existing towers, structures, or public utility structures within the ½ mile radius unsuitable.
4. That the owners of existing towers, structures, or public utility structures within the ½ mile radius will not allow the applicant to place its Small Cell on that facility, or such owners are requiring payments for such placement that substantially exceed commercially reasonable prices.

7. Abandonment

Any Small cell that is not in use for three consecutive months shall be removed by the Small Cell owner within the following three months.

- a. Upon removal, the site shall be re-vegetated to blend with the existing surrounding vegetation.
- b. If there is no vegetation on a small cell site, the site shall be returned to its pre-construction condition.
- c. The facility owner shall notify the City when removal of the facility occurs.



Public Works Department

4001 West River Parkway NW
Rochester, MN 55901
(507) 328-2400
www.rochestermn.gov/publicworks