



## **Purpose**

The purpose of these Design Standards, Location Preferences and Guidelines for Small Cell Poles and Facilities is to give small cell providers, including their contractors and subcontractors, guidance on what the City of Fort Wayne requires or recommends when siting and building small cell poles and facilities within the rights of way of the City of Fort Wayne.

The goals of these standards are to:

1. Provide guidelines, standards, design criteria and details for small cell poles and facilities in the City's Right-of-Way.
2. Enhance the ability of providers to deploy small cell technology in the City quickly, effectively and efficiently so that residents, businesses and visitors benefit from ubiquitous and robust wireless service availability.
3. Recognize and mitigate the potential aesthetic impact related to siting and location of small cell poles and facilities.
4. Preserve the character of the City's Historic Districts, Downtown Area, Riverfront Area, neighborhoods and thoroughfares and have the facilities blend into their environment to the greatest extent possible.
5. Ensure that small cell poles and facilities conform with all applicable Federal, State and local regulations and not conflict with applicable State and Federal laws.

## **General Location, Poles and Small Cell Facilities and Equipment Standards and Guidelines**

### **1. General Location Preference, Standards and Guidelines**

- A. The preference is to locate poles within alleys where available and preferably collocate on existing utility poles as opposed to placing new poles, where feasible.
- B. Locate poles near other existing utility poles.
- C. Locate poles along the side of a primary or accessory building or adjacent to property lines between buildings to the extent feasible.
- D. Locate poles in areas where adjacent landscaping can assist in camouflaging the pole.
- E. Locate poles at or near intersections of streets or streets and alleys as opposed to mid-block locations.
- F. In areas that have been designated as a Local or National Register Historic District or determined to be eligible as a National Register Historic District by the State Historic Preservation Office where there are ornamental street light poles, the preference may be to install a standalone pole and not a new street light pole with a combined small cell pole/street light. Information on the City's Local Historic Districts can be found here: [Allen County iMap Data Viewer](#). Information on eligible or listed National Register Historic Places can be found here: [Indiana Historic Properties Map](#)
  - a. A Section 106 Review under the National Historic Preservation Act is required for all poles located or to be located in areas that are designated or eligible for designation on the National Register of Historic Places. In addition, applicants shall also perform an environmental review and a Section 106

Review in other districts to the extent required by applicable laws, regulations and programmatic agreements. The City's Historic Preservation staff will request to be a consulting party on reviews where appropriate.

- G. Along certain corridors and especially in areas where streetscapes have been recently redeveloped, or areas that are designated as a Local or National Register Historic District or determined to be eligible as a National Register Historic District, the spacing, placement of lights and architecture of street light poles are important to the urban design of the streetscape. The placement of lights on mast arms on poles may negatively impact the urban design of the streetscape and may lead to a request to place a standalone pole instead of a new pole that replaces a City street light pole. Applicants are encouraged to hold pre-application meetings with the City, to discuss individual sites.
- H. Poles shall not be located within the center median of boulevards and esplanades unless specifically recommended or approved by the City on a case-by-case basis. Applicants are encouraged to hold pre-application meetings with the City, to discuss individual sites.
- I. Poles shall be placed at least 18" off the curb per INDOT design standards and in alignment with the other light or utility poles on the same side of the street.
- J. The preference is not to remove and replace street light poles that contain functional banner mast arms.
- K. Poles placed within sidewalk areas shall meet ADA/PROWAG requirements for path clearance.
- L. The City encourages providers to place poles at least 300 feet from another small cell pole.
- M. If a ground cabinet is proposed in the right-of-way, it shall be placed in a location to minimize visual impact to the right-of-way.

## **2. General Pole, Small Cell Facility and Lighting Design Guidelines**

- A. On new poles that replace City street light poles, small cell facilities and luminaires should be placed on the street side of the pole unless equipment would hang over the curb line with the exception of shoebox and cobra head style mast arms and luminaires.
- B. All poles shall not have overhead wiring, unless technically infeasible.
- C. Where technically feasible, equipment and wiring shall be completely enclosed in the pole with no wires showing on the outside of the pole.
- D. All pole equipment cabinets are to be painted the same color as the pole to the extent technically feasible.
- E. Equipment enclosures should not extend more than 24 inches off the pole and shall not extend over the pedestrian path of sidewalks or beyond the curb line of the street.
- F. Poles with luminaires shall match the existing light fixture type and height of adjacent poles.
- G. To the extent feasible, antennas placed on poles with street lights should not exceed 10 feet higher than the street light luminaire.
- H. All lighting luminaire specifications must be approved by the City's Street Lighting Department. See [City of Fort Wayne Lighting Fixture Standards](#) for specifications.
- I. New poles that replace existing street light or sign poles shall also replace any signage on the pole unless otherwise approved by the City.
- J. If a ground cabinet is proposed, it should be no more than 5 feet in height and painted to match the color of the pole.

### **Additional Standards and Guidelines for Residential Areas**

1. Locate poles along Arterial or Collector Streets rather than internal residential streets to the extent technically feasible. Street designations can be found here: [Fort Wayne Street Types Map](#).
2. Locate poles adjacent to institutional uses or other nonresidential uses as opposed to residential uses to the extent technically feasible.
3. To the extent feasible, poles should match in color to the existing poles or be brushed aluminum or black poles. Wood poles are not permitted in areas where there are no existing wood light and/or utility poles or where existing wood light and/or utility poles are being replaced by the City with poles of alternative material unless specifically recommended or approved by the City on a case by case basis. Galvanized steel poles are not permitted. Applicants are encouraged to hold pre-application meetings with the City, to discuss individual sites.
4. The City encourages standalone poles in residential areas to be no higher than 35 feet (including the antennas) to the extent feasible.

### **Additional Standards and Guidelines for Downtown and Riverfront Areas**

1. In mixed use areas, the preference is to locate poles adjacent to nonresidential uses as opposed to residential uses.
2. To the extent feasible, locate poles so that they do not interfere with or diminish terminating vistas and/or viewsheds of downtown landmark buildings and/or rivers. For more information see page 77 of the [Downtown Design Manual](#) and page 181 of the [Riverfront Development Implementation Framework](#) and the [Historic Downtown Fort Wayne Brochure](#). Applicants are encouraged to hold pre-application meetings with the City, to discuss individual sites.
3. Unless otherwise requested by the City, new City street light poles with small cell facilities or standalone poles should be black with all equipment and wiring on the inside of the poles to the extent feasible.
4. Street light pole luminaires on Downtown and Riverfront Area poles may vary based on plans for redevelopment and adjacent lighting in the area. Luminaire types most prevalent in the Downtown area include: shoebox, Sternberg Fort Wayne Standard acorn light fixture, and riverfront {Sternberg “Mini-Omega” light fixture poles (13’-20’ height), and Sternberg “Large Omega” light pole fixtures (30’-35’ height)}. See [City of Fort Wayne Lighting Fixture Standards](#) for specifications.
5. Some locations within the Riverfront Area are and are intended to remain single-, two- or multiple-family residential. Poles in these areas may be recommended to be more in line with the residential guidelines on a case by case basis.
6. The City encourages standalone poles to be no higher than 35 feet (including the antennas) to the extent feasible.

### **Additional Standards and Guidelines for Commercial Areas**

1. To the extent feasible, poles should match in color to the existing poles or be brushed aluminum or black poles. Wood poles are not permitted in areas where there are no existing wood light and/or utility poles or where existing wood light and/or utility poles are being replaced by the City with poles of alternative material unless specifically recommended or approved by the City on a case-by-case basis. Galvanized steel poles are not permitted. Applicants are encouraged to hold pre-application meetings with the City, to discuss individual sites.
2. The City encourages standalone poles to be no higher than 45 feet (including the antennas).

## **Additional Standards and Guidelines for Industrial Areas**

1. To the extent feasible, poles should match in color to the existing poles or be brushed aluminum or black poles. Wood poles are not permitted in areas where there are no existing wood light and/or utility poles or where existing wood light and/or utility poles are being replaced by the City with poles of alternative material unless specifically recommended or approved by the City on a case-by-case basis. Galvanized steel poles are not permitted. Applicants are encouraged to hold pre-application meetings with the City, to discuss individual sites.
2. The City encourages standalone poles to be no higher than 50 feet (including the antennas).

## **Waivers or Exceptions**

1. A small cell provider may request a waiver or exception to a small cell facility design standard, location preference and/or guideline as part of a New Pole Application.
2. The request will be reviewed based on the following criteria:
  - a. Based on a visual analysis, the design proposed minimizes the visual impacts to Residential Districts, the Downtown and Riverfront Area, Historic Districts, or in and along highly visible corridors and entrances to the community through mitigating measures, including, but not limited to, placement height, bulk, color, location or landscaping.
  - b. The applicant demonstrates the following:
    - i. The development standard or guideline materially limits or inhibits the ability of the applicant to provide wireless service;
    - ii. The situation can only be addressed through a waiver or exception to one or more of the guidelines or standards; and
    - iii. The waiver or exception is narrowly tailored such that the small wireless facilities conform to the guidelines and standards to the greatest extent feasible.

## **Definitions**

For the purposes of these standards and guidelines the following terms, phrases, words and their derivations shall have the meanings given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and words in the singular include the plural. Words not defined within the text shall be given their common and ordinary meaning. The word “shall” is always mandatory and not merely directory.

***Americans with Disability Act (“ADA”)*** means the civil rights and related laws that prohibit discrimination based on disability.

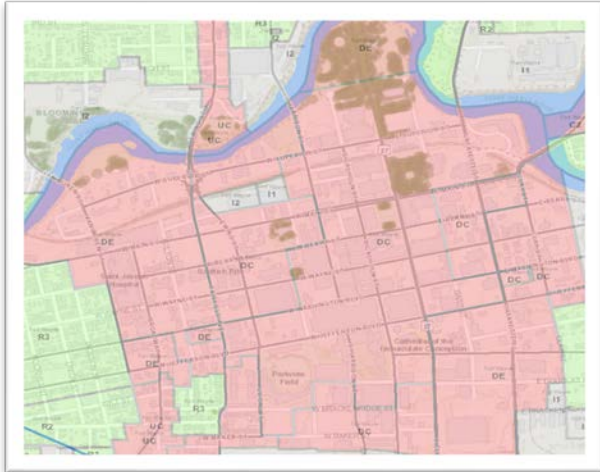
***Antenna*** means communications equipment as defined in IC 8-1-32.3-1 (as of April 2021) which states: “...any communications equipment that transmits or receives electromagnetic radio signals used in the provision of wireless communications service.”

***Collocation or collocate*** means the mounting or installation of equipment as defined in IC 8-1-32.3-4 (as of April 2021) which states: “...the placement or installation of wireless facilities on existing structures that include a wireless facility or a wireless support structure, including water towers and other buildings or structures. The term includes the placement, replacement, or modification of wireless facilities within an approved equipment compound.” The term does not apply to new poles that replace City street lights.

**Commercial Area** means an area where the land use is predominately retail, office or personal service uses or the area is zoned as C1, C2, C3, C4, UC, NC, or SC as delineated on the [City of Fort Wayne Zoning Map](#).

**Downtown and Riverfront Areas** mean areas within the central part of Fort Wayne that are either zoned Downtown Core or Downtown Edge District on the [City of Fort Wayne Zoning Map](#) or defined as the Riverfront Fort Wayne boundary area within the [Riverfront Fort Wayne Conceptual Development Plan](#). The following maps are intended to show generally the boundary areas identified above and are for reference only.

Downtown Zoning Map



Riverfront Fort Wayne Boundary



**Industrial Area** means an area where the land use is predominately factories, warehouses, storage, light manufacturing plants, or research and development.

**Local Historic District** means a single building, structure, object, landscape, or site or a concentration of buildings, structures, objects, landscapes, or sites, the boundaries of which are described or delineated on a map approved in an ordinance adopted under [Chapter 151 of the City of Fort Wayne Code](#).

**Luminaire** means a complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps and to connect the lamps to the power supply. See [City of Fort Wayne Lighting Fixture Standards](#) for specifications.

**National Register Historic District** means a single site or multiple property historic district that is listed in the National Register of Historic Places. The National Register is our country's official list of historic properties and resources worthy of preservation. It includes individual buildings, structures, sites, and objects as well as historic districts that are considered to be significant in American history, architecture, engineering, archaeology, and culture. Under Federal law districts and properties eligible for the National Register require the same review as listed historic resources.

**Ornamental pole** means a pole or structure placed in the Right-of-Way to support traffic signals and/or street light luminaires which has been specifically designed and placed for aesthetic purposes either individually or as part of a streetscape. Ornamental Poles often include appurtenances or attachments for flags, planters and/or other aesthetic features.

**Pole** means any new pole placed for the purpose of installing small cell facilities, whether at a new location or the replacement of a City street light pole.

**Provider** means a wireless services provider or wireless infrastructure provider and includes any person or company that owns or operates wireless communication facilities within the right-of-way.

**Residential Area** means an area where the land use is predominately single-, two-, or multiple-family residential or the area is zoned as AR, R1, R2, R3, RP, MHS or MHP as delineated on the [City of Fort Wayne Zoning Map](#).

**Right-of-Way** means the area on, below, or above property that has been designated for use as or is used for a public roadway, highway, street, sidewalk, alley or similar purpose, and shall include public utility easements, but only to the extent the City has the authority to permit use of the public utility easement for wireless communication facilities.

**“Small cells”, “small cell facilities” and “small wireless facilities”** mean facilities as defined in IC 8-1-32.3-9 (as of April 2021) which states:

- “(1) a personal wireless service facility (as defined by the Federal Telecommunications Act of 1996 as in effect on July 1, 2015); or
- (2) a wireless facility that satisfies the following requirements:
  - (A) Each antenna, including exposed elements, has a volume of six (6) cubic feet or less.
  - (B) The primary equipment enclosure located with the facility has a volume of twenty-eight (28) cubic feet or less.

The volume of the primary equipment enclosure does not include the following equipment that is located outside the primary equipment enclosure:

- (1) Electric meters.
- (2) Concealment equipment.
- (3) Telecommunications demarcation boxes.
- (4) Ground based enclosures.
- (5) Back up power systems.
- (6) Grounding equipment.
- (7) Power transfer switches.
- (8) Cutoff switches.”

**State** means the State of Indiana.

**Street Light Pole** means a utility pole that is owned and maintained by the City of Fort Wayne for the purpose of lighting City rights-of-way.

**Utility Pole** means a structure as defined in IC 8-1-32.3-12 (as of April 2021) which states: ““utility pole” means a structure that is:

- (1) owned or operated by:
  - (A) a public utility;
  - (B) a communications service provider;
  - (C) a municipality;
  - (D) an electric membership corporation; or
  - (E) a rural electric cooperative; and
- (2) designed or used to:
  - (A) carry lines, cables, or wires for telephony, cable television, or electricity;
  - (B) provide lighting;
  - (C) provide traffic control; or

(D) provide signage.

The term does not include a wireless support structure or an electrical transmission tower.”

**Wireless facility** means those facilities as defined in IC 8-1-32.3-13 (as of April 2021) which states: “...the set of equipment and network components that are:

- (1) owned or operated by a communications service provider; and
- (2) necessary to provide wireless communications service.

The term does not include a wireless support structure.”