

NOTE 15 - PUBLIC UTILITY INSTALLATIONS AND PUBLIC SERVICE
INFRASTRUCTURE

1. Public utility installations, excluding storage yards and commercial office space, may be permitted in any zoning district provided that:
 - a. Such facilities shall be subject to the zoning requirements for that district, such as: land areas, setbacks, side yards, building heights, and landscaping.
 - b. If such facilities are placed in a residential zone, their architectural character shall be residential in nature and shall blend-in harmoniously with the surrounding area.
 - c. The subject facilities shall not be open to the general public.
 - d. Such facilities shall be necessary to service the surrounding areas.
 - e. No permanent storage of materials or surplus equipment, except for replacements for the functional equipment within the subject building, shall be permitted in the building or on the lot.
2. Location of Infrastructure
 - a. New utility distribution lines and telephone lines to locations not presently served by utilities shall be placed underground.
 - b. All electric utility transmission lines shall be located on existing towers or underground to the maximum extent practical.
 - c. Above-ground generating facilities, switching complexes and pumping stations shall be screened with vegetation from adjacent uses, in accordance with the Industrial use buffer requirements established in Note 1.

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INFRASTRUCTURE (Cont'd)

- d. Antennas providing cellular telephone service are permitted on public water towers provided that:
- (1) The components that make up the antenna array shall be installed around the perimeter of the water storage tower and shall not extend above the side of the water storage tank.
 - (2) The antenna array shall be painted to match the exterior of the water storage tower.
 - (3) Any support building for the cellular antenna shall be located within the fenced area at the base of the tower and screened from view by a buffer as required in Note 1.