



## LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, September 2, 2021 at 4:30 P.M.  
 First Floor Meeting Room (Community Meeting Room), Lexington City Hall  
 300 E. Washington Street, Lexington, VA

### AGENDA

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES:
  - A. August 19, 2021 Minutes\*
4. NEW BUSINESS:
  - A. **COA 2021-25: an application by Janet Simon for a Certificate of Appropriateness for a new shed at 7 Jordan Street, Tax Map #22-12-2, owned by Andrew and Janet Simon.**
    - 1) Staff Report\*
    - 2) Applicant Statement
    - 3) Public Comment
    - 4) Board Discussion & Decision
5. OTHER BUSINESS
  - A. Discussion of Small Cell Zoning Text Amendment – addition to Design Guidelines
    - 1) Staff Report\*
    - 2) Public Comment
    - 3) Board Discussion & Recommendation
6. ADJOURN

\*indicates attachment

**Lexington Architectural Review Board  
Thursday, August 19, 2021 – 4:30 p.m.  
First Floor – Community Meeting Room  
Lexington City Hall  
MINUTES**

**Architectural Review Board:**

Present: C. Alexander, Chair  
A. Bartenstein  
E. Teaff  
B. Crawford, Alternate B

**City Staff:**

Arne Glaeser, Planning Director  
Kate Beard, Administrative Assistant

Absent: R. LeBlanc, Vice-Chair  
J. Goyette  
C. Honsinger, Alternate A

**CALL TO ORDER:**

C. Alexander called the meeting to order at 4:33 p.m.

**AGENDA:**

The Agenda was approved unanimously. (E. Teaff/A. Bartenstein)

**MINUTES:**

Meeting minutes from August 5, 2021 were approved unanimously. (C. Alexander/B. Crawford)

**CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:**

None.

**NEW BUSINESS:**

**A. COA 2021-23: an application by Stacy M. Stevens for a Certificate of Appropriateness for a new wall sign for 11 E. Nelson Street, Tax Map # 23-1-182, owned by Rockbridge Lodge #58 I.O.O.F.**

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for a new wall sign at 11 East Nelson Street. The proposed wall sign will be a 0.67 square foot (12 inches wide and 8 inches high) mounted bronze dedication plaque. It will have a single beveled edge and will be dark oxide in color. The text lettering will be in 24 pt. – 72 pt. Times New Roman font. An image of a similarly designed wall sign is included in the application, as is the text to be applied to the sign. The proposed wall sign would be in addition to two existing projecting signs currently displayed on the building for Blue Ridge Taps and Odd fellows. The applicant has supplemented the application with material providing information about the proposed location and mounting of the plaque. The proposal meets zoning criteria.

- 2) Applicant Statement – Tony McFaddin, Rockbridge Lodge #58 I.O.O.F. - clarified that the plaque would be rectangular in shape. He explained that the mounting details provided in the supplemental application information are based on the recommendations of the sign company the Lodge is working with. There was discussion about how the flat-backed plaque would be mounted to the wall's irregular surface in a tidy manner. Mr. McFaddin indicated the Lodge intends to have it mounted as flush to the wall as possible but with minimal grinding of the stone block.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **A. Bartenstein moved to approve the application as presented with the understanding that the plaque would be placed as securely and neatly as possible with minimal intervention to the wall face. B. Crawford seconded and the motion passed unanimously. (4/0)**

#### **OTHER BUSINESS:**

- A. Discussion of Small Cell Zoning Text Amendment – A. Glaeser advised the Board that the Planning Commission is in the process of drafting a zoning text amendment providing regulation of small cell facilities in the City's Historic Districts. He briefly summarized what small cells are and why the zoning amendment is necessary. He explained the amendment would likely include additions to either the sections concerning the Residential and Downtown Historic Districts or to the Design Guidelines for the Historic Districts. He explained that the Board would be asked to review the draft amendment and could expect to see this item on its agenda in the near future. He provided a brief description of the regulatory language adopted by other jurisdictions and being considered for the City's amendment. C. Alexander suggested the possibility of considering other amendments to the Design Guidelines during the update for small cell facilities.

#### **ADJOURN:**

The meeting adjourned unanimously (A. Bartenstein/B. Crawford) at 5:00 p.m.

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C. Alexander, Chair, Architectural Review Board

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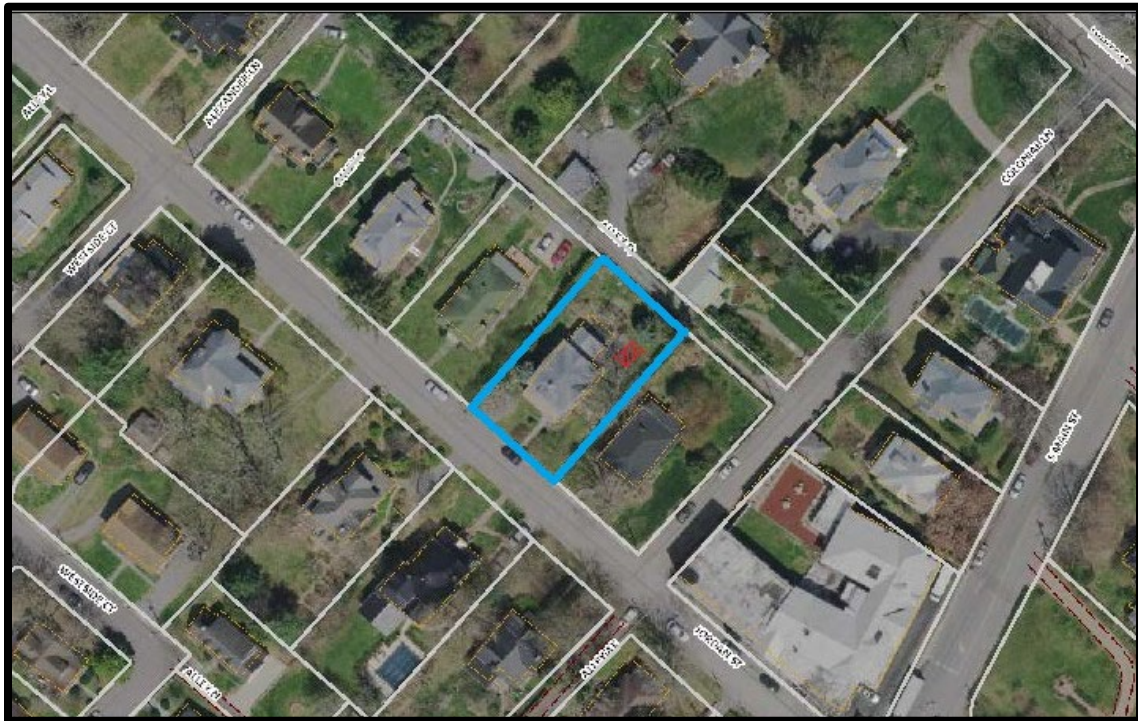
<b>Project Name</b>	New accessory building for Andrew and Janet Simon
<b>Property Location</b>	7 Jordan Street
<b>Zoning</b>	R-1 (General Residential) & Residential Historic District
<b>Owner/Applicant</b>	Andrew and Janet Simon/Janet Simon

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### **Overview of Request**

This is an application to approve a Certificate of Appropriateness (COA) for construction of a new shed at 7 Jordan Street.

### *Location map*



The proposed shed is a 12 feet by 16 feet Villa style Miller's Storage Building. It will have tabby gray wood siding to match the residence, with white wood trim, double doors stained a dark brown, and a pewter gray asphalt shingle roof. There will be a window on either side of the double doors and a window on the side of the shed facing Jordan Street. The applicant has provided a rough plan as well as photographs of the proposed shed and site which are included in the attached application.



*7 Jordan Street existing conditions*



**ARB Considerations**

Section 420-9.5 (Residential Historic Neighborhood) requires a Certificate of Appropriateness for any improvement requiring approval by the Architectural Board in Section 420-9.4. The items listed in Section 420-9.4 requiring a public meeting and review by the Architectural Board are:

- A. Demolishing or moving of a main or accessory building, or
- B. Construction of a new main building or a new accessory building.

Section 420-9.8. (Residential Historic Neighborhood) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

- A. The appropriateness of the exterior architectural features of the building and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Residential Historic Neighborhood Conservation District and environs.
- B. The general exterior design, arrangement, textures, and materials proposed to be used in the construction of the building when viewed from the public street (or streets in the case of a corner lot) along the lot front of said building and its relationship to the other factors to be considered by

the Board under this section. Among other things, the Board is to consider the overall architectural design, form and style, including the height, mass, proportion and scale; architectural details, such as the design and style of decorative or functional fixtures, such as lighting, windows and doors; the design and arrangement of buildings on the site; and the texture and materials of a proposal when assessing architectural compatibility.

C. Any applicable provisions of the city's design guidelines.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not consider the interior arrangement of a building or features of a building which are not subject to public view from the contiguous public street or streets. The Board shall not impose any requirements except for the purpose of preventing developments incongruous with the historic and architectural aspects of the building and its surroundings or the character of the Residential Historic Neighborhood Conservation District.

**Staff Recommendation**

Staff finds the proposed project meets the zoning criteria.



www.lexingtonva.gov

Planning & Development Department

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

Phone: (540) 462-3704 Fax: (540) 463-5310

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

### Applicant<sup>1</sup>

Name: JANET SIMON Phone: 202-423-<sup>5204</sup>~~8004~~ (cell)

Company: WIA Fax: N/A

Address: 7 JORDAN ST Email: janetasimon@gmail.com

Applicant's Signature: [Signature] Date: 8/17/21

### Property Owner

Name: Andrew G Simon + Janet A Simon Phone: see above

Address: 7 Jordan St Email: see above

Owner's Signature: [Signature] Date: 8/17/21

### Architect/Designer

Name: \_\_\_\_\_ Phone: 540-949-5475

Company: Miller's Storage Buildings Fax: \_\_\_\_\_

Address: 2259 Jefferson Hwy Email: \_\_\_\_\_  
Fishersville, VA 22939

### Administration

Application is hereby made to the Lexington Architectural Review Board for a Certificate of Appropriateness (COA) to make repairs, alterations, or improvements in the Historic District in accordance with Chapter 28, Article XVII and Article XVIII of the Lexington City Code.

This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Architectural Review Board. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through the Office of the Planning and Development Administrator.

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.

\*Fees Non Refundable



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Lexington, Virginia 24450

Phone: (540) 462-3704 Fax: (540) 463-5310

**Proposal Information<sup>2</sup>** (attach list of properties if request includes multiple properties)

Address (or location description): 7 Jordan St

Tax Map: 22-12-2 Deed Book and Page #: 0-0-173

Acreage: 0.22 Zoning (attach any existing conditions or proffers): Residential (RM)

Property Doing Business As: N/A

Historical Name of Building: N/A

Approximate Age of Building: 1924 Applicant seeking Federal Tax Credit: ☐ Yes ☒ No

**2. Any application deemed incomplete by staff will not be accepted.**

**Alteration Description** (complete a City Sign Permit Application for sign alterations)

**I. Please check action(s) for which this COA is requested:**

- ☐ Remodeling or renovation of the exterior of a building
- ☐ Total restoration of the exterior of a building
- ☐ Removal of any architectural element
- ☐ Painting of any building exterior
- ☐ Cleaning of wall surfaces or architectural elements
- ☐ Repair of all surfaces or architectural elements
- ☐ Any removal, alternation, repair, or construction of amenities such as fences or walls
- ☐ Demolition of part or all of an existing building
- ☐ Moving a building (complete Part III)
- ☒ Construction of a new building (complete Part III)
- ☐ Construction of any addition to an existing building (complete Part III)

**II. For ALL projects, please attach the following:**

- ☒ Photographs or drawings from the site showing adjoining structures, streets, and sidewalks
- ☒ Scale drawings of the improvements
- ☒ Detailed drawings of significant decorative or architectural elements
- ☐ Indication of exterior lighting adequate to determine its character and impact on the public and adjoining properties
- ☒ Samples of exterior materials and paint colors to be used

**III. For NEW CONSTRUCTION, please provide the above attachments in addition to the following:**

- ☒ Dimensions, orientation, and acreage of each lot or plot to be built upon
- ☒ Layout of the project and its relation to surrounding structures
- ☒ Location of points of entry and exit for motor vehicles and internal vehicular circulation pattern and parking facilities
- ☒ The size, shape, and location of existing and proposed construction on the parcel
- ☐ Location of walls, fences, and railings, and the indication of their height and the materials of their construction

N/A



Andrew and Janet Simon – 7 Jordan St

**Miller's Storage Buildings: 12x16 Villa**

Style of shed including wood siding (tabby gray), wood trim (white), windows and double doors (stained dark brown) is very similar to below. Roof will be pewter gray asphalt shingle as opposed to metal shown below. There will be two windows next to the double doors as below and one window in the center of the side facing Jordan St (right side as we look at this photo.)



Color of shed is a gray (tabby gray) that matches existing house as seen below:





View from Jordan St sidewalk looking towards shed site:



View looking towards Jordan St from shed site:





View of shed site looking from existing patio to property line with 5 Jordan St which is in hedge (dirt and debris to be removed):



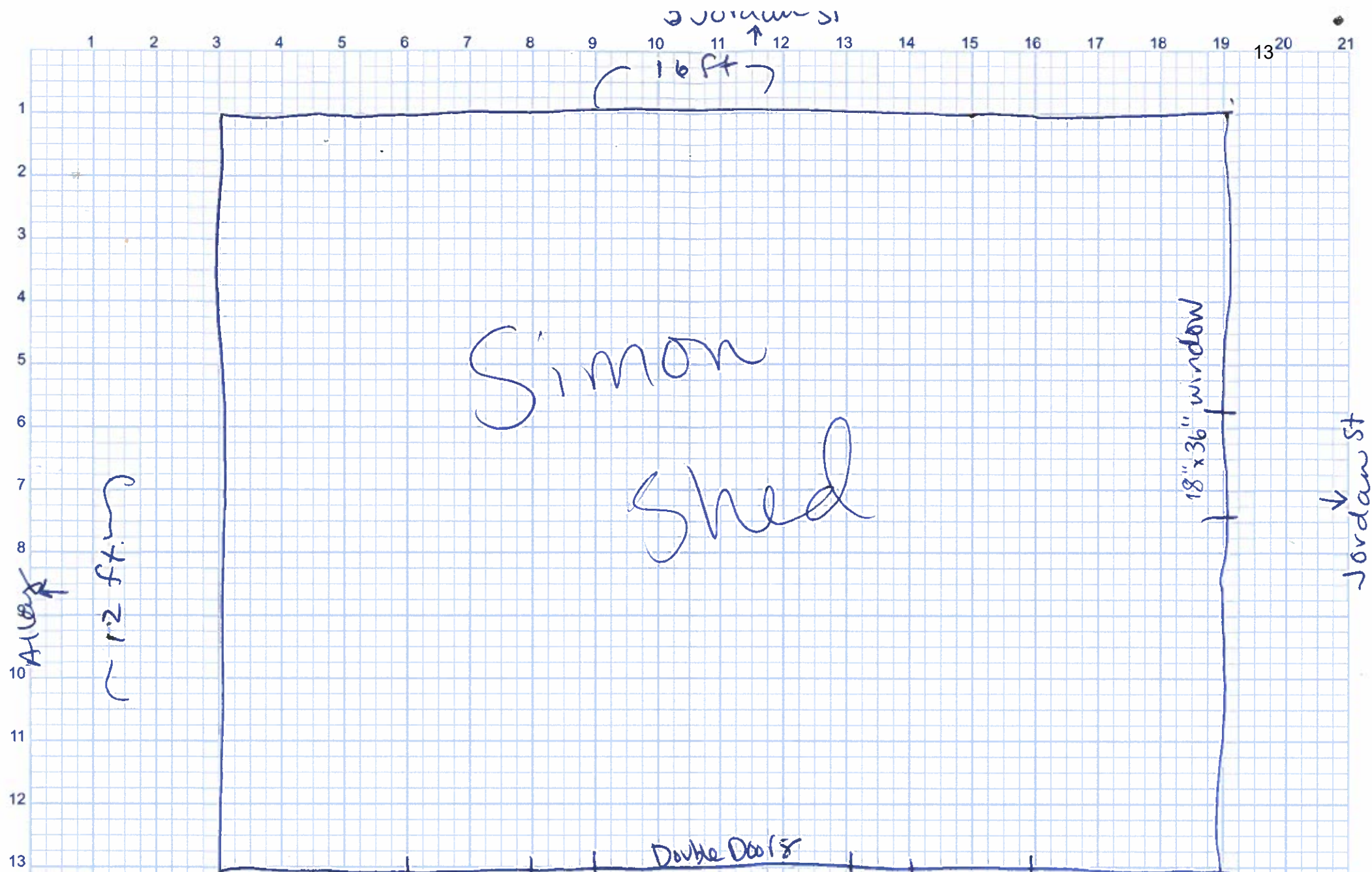
View of shed site from side yard of 7 Jordan St:





View from shed site to back of 7 Jordan St:





Miller's Storage Buildings  
12x16 Villa

Building Color: Tabby Gray (Wood siding)  
Trim Color: White (Wood)  
Shingle Color: Pewter Gray (Asphalt)  
Doors: Stained Brown Double Doors (Ebon)  
Window Color: White (Vinye)

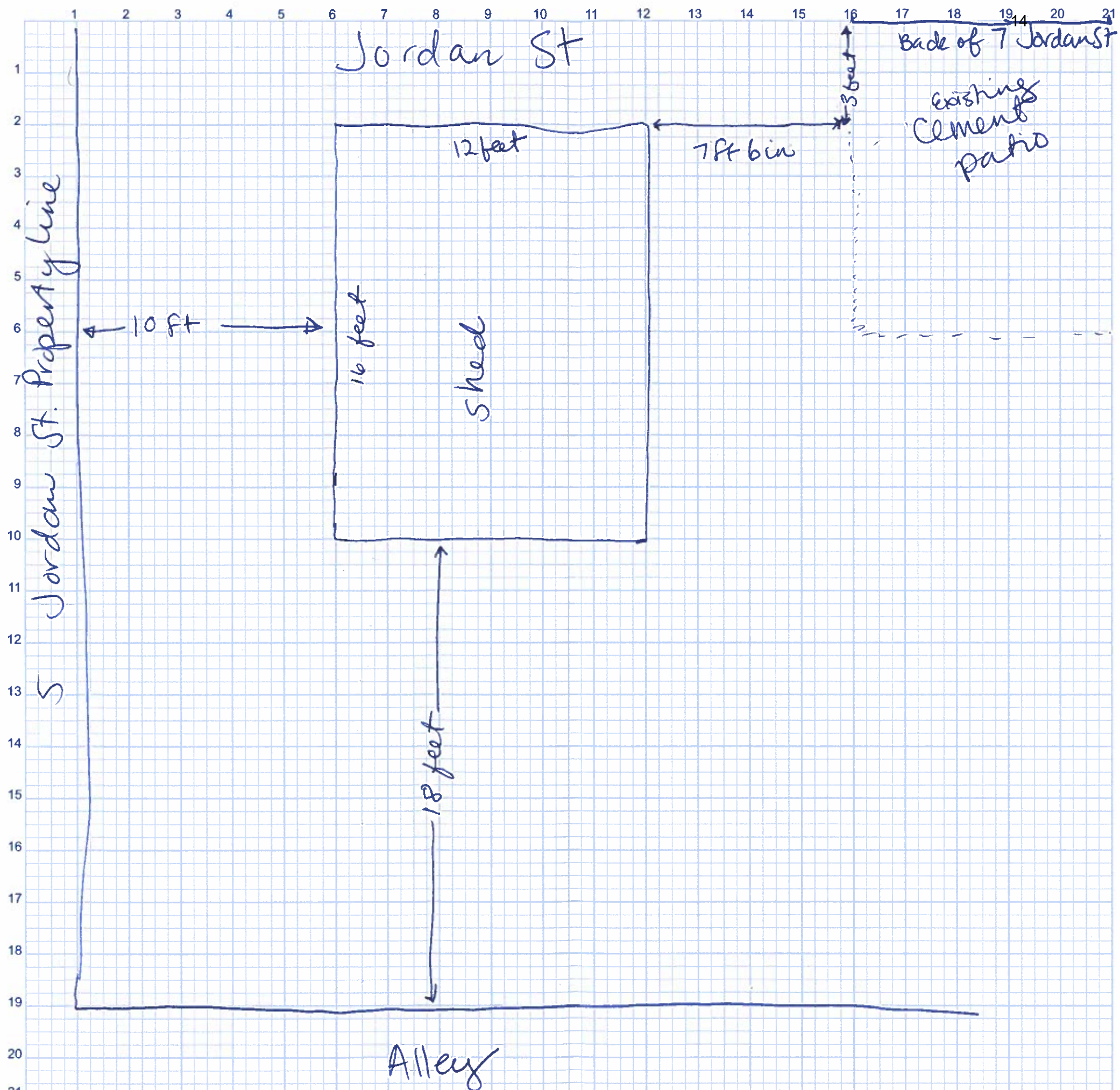
- no exterior lights on shed.
- would like to add interior outlets + one lightbulb inside.

### Proposed Setbacks

From 5 Jordan St Property Line: 10 ft  
From Alley: 18 ft  
From Rear of 7 Jordan: 7 ft 6 in

Janet Simon  
7 Jordan St



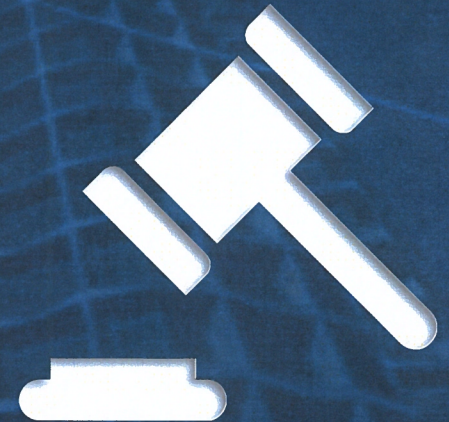






# Changes in Federal & State Law

- Virginia General Assembly enacted new statutes governing small cell zoning in 2017 and 2018.
- FCC issued two orders preempting local authority over wireless facilities in 2018.
- Special rules now apply to facilities to be installed at or below 50 feet in height these are deemed “small cell” or “small wireless facilities.”





# Difference Between Macrocells and SWFs

## Macrocells

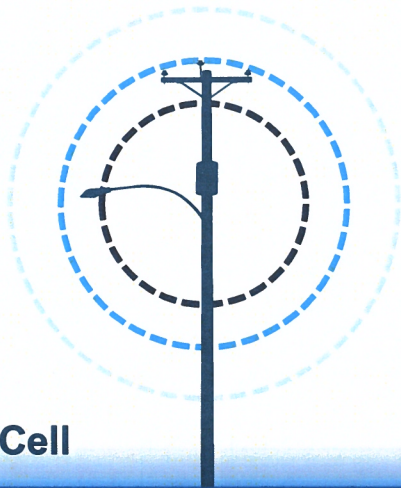
- Better for large, low-density populations like quiet residential areas, such as largely single family homes and low rise multi-family units.
- Towers can reach up 199 feet in height – rarely shorter than 50 feet.

### Quantity and Quality

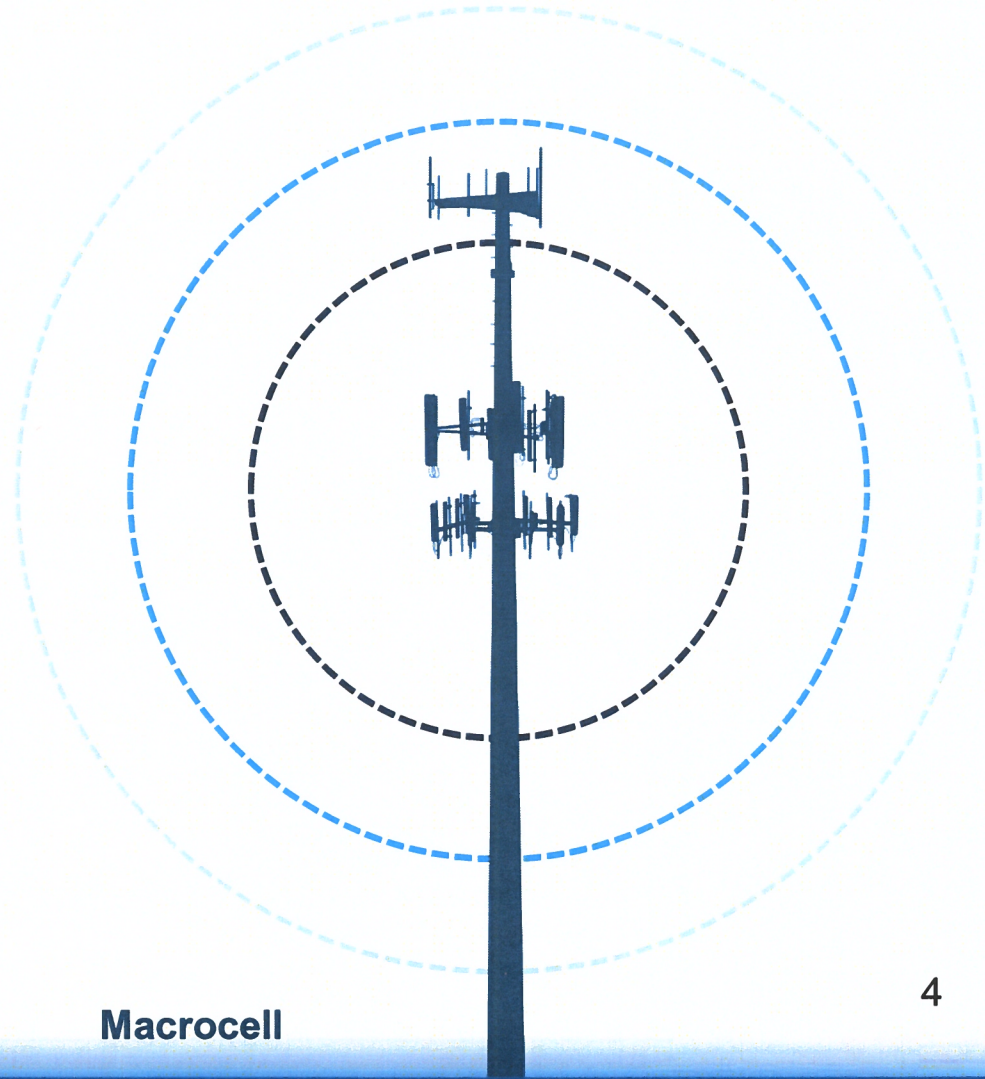
Macrocells cover much larger areas than small cells — miles versus feet — but small cells have higher-quality coverage that works well in dense areas, like Arlington.

## Small Cells

- Perfect for small, dense-population areas with high-capacity needs like Rosalyn, Ballston, Crystal City or Columbia Pike.
- Antennas are typically only a few feet tall, roughly the size of a large backpack. They are also often accompanied by an equipment cabinet the size of a utility box or refrigerator.



Small Cell



Macrocell



# SWF Deployment in Arlington

## South Fern St & 23<sup>rd</sup> St – 3<sup>rd</sup> Party Pole (Dominion Energy)

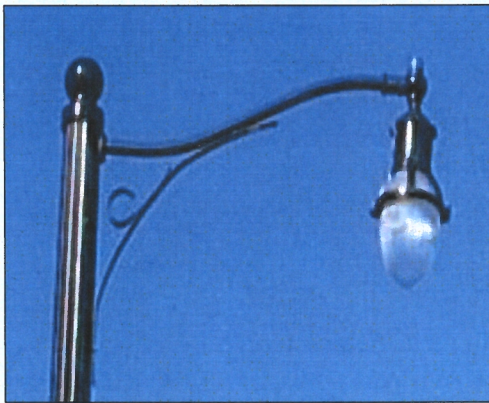




# Allowed Attachments & Ownership

- DOT evaluation concluded that attachments should not be allowed on traffic signals due to public safety concerns.
- County will maintain ownership of pole. Also, SWF vendors will purchase a replacement pole.
- Proposing to only allow attachments on **existing streetlight poles**. No vendor poles allowed for just SWFs.
- All streetlights will follow new Streetlight Management Plan guide & specifications.

## Examples of SWF Streetlights



Current Streetlight



Streetlight with SWF



Current Streetlight



Streetlight with SWF



## Draft amendments for Small Cell Facilities

In their 2017 session, the General Assembly passed SB1282 which impacts how the City assesses and approves wireless facilities both on and off city property. Small cell facility regulations are proposed to be added to a) the Lexington Zoning Chapter, b) to the Historic District Design Guidelines, and c) to the Streets and Sidewalks Chapter in accordance with the state regulations for small cell facilities.

The following report is divided into three sections and the **highlighted** items indicate proposed, amended language. The following table of contents for the Zoning Chapter identifies the two historic districts and the use and design standards for Broadcasting or Communication Tower that are proposed to be amended.

### Chapter 420. Zoning Ordinance Table of Contents

Article I. In General

Article II. Review and Approval Procedures

Article III. Use Matrix.

Article IV. Zoning District Regulations

Article V. Planned Unit Development (PUD)

Article VI. Entrance Corridor Overlay District (EC)

Article VII. Institutional District I-1

Article VIII. **Historic Downtown Preservation District**

Article IX. **Residential Historic Neighborhood Conservation District**

Article X. General Floodplain District FP

Article XI. Use and Design Standards

§420-11.1. Residential Uses

§420-11.2. Civic Uses

§420-11.3. Commercial Uses

§420-11.4. Industrial Uses

§420-11.5. Miscellaneous Uses

1. Parking Facility

2. Portable buildings

3. Portable Storage Container

4. Broadcasting or Communication Tower

5. **Small Cell Facilities**

Article XII. Off-Street Parking and Loading Requirements

Article XIII. Signs

Article XIV. Landscaping

Article XV. Exterior Lighting

Article XVI. Nonconforming Uses

Article XVII. Amendments

Article XVIII. Enforcement

Article XIX. Board of Zoning Appeals

Article XX. Definitions

The Broadcasting or Communication Tower use and design standards will be reviewed first because they include the majority of the limitations imposed by the State in 2017.

## Proposed Amendments to the Historic Design Guidelines

Section 15.2-2316.3 of the Code of Virginia also allows the City to require small cell facilities comply with architectural review guidelines in historic districts and revisions to the Lexington Historic District Design Guidelines are proposed.

The Lexington Zoning chapter includes an article for the Historic Downtown Preservation District and another article for the Residential Historic neighborhood Conservation District. Both of these articles include criteria known as considerational factors that shall be contemplated before the issuance of a Certificate of Appropriateness by the Architectural Review Board. With the adoption of design guidelines in 2020, the considerational factors were amended to add any applicable provision of the city's design guidelines in the issuance of a Certificate of Appropriateness. The design guidelines can therefore be amended with new guidelines for small cell facilities, and any future small cell facility application must be in compliance with the adopted small cell design guidelines in order for the Architectural Review Board to approve a Certificate of Appropriateness.

### *Article VIII. Historic Downtown Preservation District (Lexington Zoning Chapter)*

#### *§420-8.6. Certificate of appropriateness.*

- A. *Action by Architectural Review Board.*
- B. *Considerational factors. Before a certificate of appropriateness is issued by the Board, and upon conferring with the applicant for the certificate of appropriateness, the Board, in addition to other pertinent factors which may be involved in the execution of the purposes and objectives declared in §420-8.1, shall consider:*
  - 1. *The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.*
  - 2. *The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.*
  - 3. *The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of windows, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.*

**4. Any applicable provisions of the city's design guidelines**

(Proposal is to add new small cell facility design guidelines to the Lexington Historic District Design Guidelines)

C. Factors not necessarily considered.

**Article IX. Residential Historic Neighborhood Conservation District (Lexington Zoning Chapter)**

**§420-9.8. Considerational factors.**

Before a certificate of appropriateness is issued by the Board for work within these Residential Historic Neighborhood Conservation Districts, and upon conferring with the applicant for the certificate of appropriateness, the Board, in addition to considering the purposes and objectives specified in **§420-9.1**, shall consider:

- A. The appropriateness of the exterior architectural features of the building and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Residential Historic Neighborhood Conservation District and environs.
- B. The general exterior design, arrangement, textures, and materials proposed to be used in the construction of the building when viewed from the public street (or streets in the case of a corner lot) along the lot front of said building and its relationship to the other factors to be considered by the Board under this section. Among other things, the Board is to consider the overall architectural design, form and style, including the height, mass, proportion and scale; architectural details, such as the design and style of decorative or functional fixtures, such as lighting, windows and doors; the design and arrangement of buildings on the site; and the texture and materials of a proposal when assessing architectural compatibility.

**C. Any applicable provisions of the city's design guidelines.**

(Proposal is to add new small cell facility design guidelines to the Lexington Historic District Design Guidelines)

**Lexington, Virginia Historic District Design Guidelines Table of Contents**

(The full Lexington Historic District Design Guidelines can be found at <http://lexingtonva.gov/civicax/filebank/blobdload.aspx?t=59454.53&BlobID=28194>)

- 1. Introduction
- 2. Planning your project
- 3. Architectural & development overview
- 4. Guidelines for site design
  - A. Walkways, driveways & parking
  - B. Plantings & trees
  - C. Fences & walls
  - D. Lighting
  - E. Outbuildings, garages, & other site features

#### F. Site appurtenances

(Proposal is to add new small cell facility design guidelines to the site appurtenances section of the guidelines for site design)

5. Guidelines for existing buildings – elements
6. Guidelines for existing buildings – materials
7. Guidelines for new construction & additions
8. Guidelines for awnings, canopies & marquees
9. Guidelines for signs
10. Guidelines for painting
11. Guidelines for energy conservation
12. Guidelines for accessibility
13. Guidelines for archaeology
14. Guidelines for vacant buildings
15. Moving & demolition

### Lexington, Virginia Historic District Design Guidelines

#### IV. SITE DESIGN

##### F. Site appurtenances

*Site appurtenances, such as overhead wires, fuel tanks, utility poles and meters, antennae and satellite dishes, exterior HVAC units, and trash containers, are a necessary part of contemporary life. The placement of these items can either have a neutral impact on the character of the site and structure or detract from their historic appearance.*

*Site features fall into two categories: those features that can be controlled by the property owner – antennae, satellite dishes, mechanical units, trash containers, etc. – and those that cannot – overhead wires, utility poles, etc.*

*Guidelines:*

1. *Place site appurtenances such as HVAC equipment in inconspicuous areas to the rear of the building, or in side yards, and screen with appropriate plantings or fencing while allowing for sufficient air flow. Site appurtenances should not be placed in location visible from a public right of way if possible.*
2. *Antennae, satellite dishes, and solar panels can be located on rooftop location not visible from the public right of way. Do not install satellite dishes on parts of the building's façade or porch.*
3. *Store trash containers in screened locations not visible from the public rights of way.*
4. *Consider placing overhead utilities coming to the private site underground whenever possible.*
5. *For commercial buildings with limited site space, place mechanical units on sections of the roof that are not visible from public rights of ways if possible, and screen the units as needed.*

*(Included in this section are 5 photographic examples of site appurtenances.)*

(The following language is proposed to be inserted at the end of the existing section of the Lexington Historic District Design Guidelines devoted to site appurtenances. The following language is from the Town of Middleburg, VA Historic District Design Guidelines for “small cell facilities and other wireless antennas and infrastructure” and adjustments will be needed to fit Lexington.)

In 2018, the Federal Communications Commission (FCC) issued guidance and adopted rules to streamline wireless infrastructure siting review processes to facilitate the deployment of next generation wireless facilities.<sup>1</sup> To address the growing demand for wireless technology across the United States, cellular providers propose to increase the capacity of their networks by deploying small cell infrastructure, a new lower-powered antenna technology, to reduce data traffic load on larger cell towers. This new technology requires infrastructure to be installed in closer proximity to the users on the ground and this infrastructure will affect the aesthetics of public spaces.

In its order, the FCC concluded that aesthetics requirements are not preempted if they are (1) reasonable, (2) no more burdensome than those applied to other types of infrastructure deployments, and (3) objective and published in advance.<sup>1</sup> As with other types of antennas and utility facilities providing contemporary functionality, small cell antennas (and its supporting equipment) and other wireless antennas, such as those providing municipal wi-fi, are generally incompatible with the character of the Downtown and Residential Historic Districts, and their inappropriate location can have a negative visual impact on those Districts.

In concert with the preceding guidelines for site design and elements, the following guidelines are provided pertaining to small cell and other wireless antennas and infrastructure (collectively “facilities”):

1. To the greatest extent practicable, such facilities must be hidden from view.
2. Any small cell or other wireless antenna must be as small as possible consistent with the requirements for reception and transmission, but in no case shall any antenna exceed **three (3) cubic feet in volume**.
3. All other wireless equipment associated with any such facility must also be as small as possible consistent with the requirements for reception and transmission, but in no case shall such equipment have a cumulative volume of more than 28 cubic feet
4. If located on or adjacent to a building, such facilities must be located in the most inconspicuous location.
5. In no case shall any installation of such facilities to a building be done in such a manner that the method of attachment will cause harm or degradation to the building facade, architectural features or any structural element.
6. Such facilities should not be mounted on front roofs of buildings because they create visual disruption of the historic streetscape and are difficult to screen effectively. Such facilities shall not disrupt the architectural character of a structure; rather, they should be hidden behind architectural features, such as a parapet. If there is no parapet, they shall be mounted as far

back from the roof line as possible and painted to match the predominant color of the roof to limit visibility from a public right-of-way.

<sup>1</sup> Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment, Fed. Reg. Vol. 83, No. 199 (Oct. 15, 2018). Federal Register: The Daily Journal of the United States Government.

7. Conduit and cabling should not be installed on building facades that may be seen from the public right-of-way. If there is no practicable alternative such as interior cabling or location on a non-visible facade, then any such conduit or cabling must be as minimal in size as possible and of a color compatible with the structure.
8. Any facilities collocated on existing utility poles or on new support structures shall be in a matte black finish.
9. Aside from antennas and cabling, no other facilities should be collocated on existing utility poles. Any additional required facilities (e.g. equipment cabinet) should be ground mounted.
10. Aside from antennas and cabling, no other facilities shall be located on a new support structure. Any additional required facilities (e.g. equipment cabinet) shall be ground mounted.
11. Any ground mounted facilities shall be completely enclosed and screened with vegetation. When located adjacent to a building, such ground mounted facilities may alternatively be screened with an enclosure of material and color compatible with the building.
12. New support structures (i.e. poles) for such facilities are not appropriate on Main Street between ? Street and ? Street. This core section of the Downtown Historic Preservation is predominantly characterized by buildings sited directly to, and sometimes encroaching into, the public right-of-way. Coupled with often narrow sidewalks and decorative streetlights, this section of Main Street does not offer an appropriate setting for new support structures and facilities. Alternatively, applicants should look to existing utility pole infrastructure located off of, and behind structures along, Main Street for collocation of such facilities.
13. If collocation on existing utility pole infrastructure is not feasible, any new support structures for such facilities should be sited alongside existing utility pole infrastructure located off of, and behind structures along, Main Street in existing rights-of-way or utility easements. Location away from existing sidewalks and streets is preferred.
14. Any new support structure that must be located along or adjacent to an existing sidewalk or street shall be round, smooth metal in a matte black finish, should be no larger than 6" in diameter and shall provide for interior cabling. The height of any such structure shall be no higher than necessary consistent with the requirements for reception and transmission, but in no case shall exceed 30 feet in height. Deployments needing additional height shall collocate on an existing building or utility pole or on a new support structure located away from existing sidewalks and streets.

15. Any new support structure located along an existing sidewalk or street shall align with existing features such as utility poles and trees as to maintain organization and keep out of the pedestrian path.
16. New support structures located away from existing sidewalks and streets, and alongside or in line with existing utility poles, may match such existing utility poles in design and material. Such new support structures should be no taller or larger in diameter than such existing utility poles. Cabling along any wood support structure shall be within conduit or otherwise covered, with such conduit or covering to be in a matte black finish.
17. In no case shall any new support structure or facilities impede safe and convenient pedestrian circulation or vehicular traffic, to include VDOT standards for sight distances, nor create any conflict with access to and from public or private parking spaces.
18. In no case shall any new support structure or facilities violate applicable local, state or federal law, including the Americans with Disabilities Act.
19. In no case shall any new support structure or facilities be located within 15 feet from an existing fire hydrant or building's fire department connection.
20. Any proposed pruning or removal of trees, shrubs or other landscaping in conjunction with the location or collocation of such facilities must be approved by the City. In all cases, tree "topping" or other improper pruning is prohibited. In no case shall the City be obligated to approve removal of a tree from the public right-of-way or from private property where such tree is required by a site plan governing the property's development.

(Town of Middleburg, Virginia, adopted 4/11/19)