

# FAIRFAX COUNTY



## Zoning Ordinance Amendment WIRELESS TELECOMMUNICATIONS INFRASTRUCTURE

### BACKGROUND

The 2018 Virginia General Assembly adopted new zoning for wireless communications infrastructure legislation (legislation), which became effective on 7/1/2018. The legislation defines an administrative review-eligible project (AREP) as the installation or construction of a new structure that is not more than 50 feet in height and meets other applicable criteria or the co-location on any existing structures of a wireless facility that is not a small cell facility. The legislation prohibits localities from requiring special exception approval for AREPs, but allows localities to require the issuance of zoning permits for such projects.

On 9/26/18, the Federal Communications Commission issued a Declaratory Ruling and Order (FCC Ruling) regarding small wireless facilities. The FCC Ruling became effective on 1/14/19, except that it gave localities until 4/15/19, to adopt aesthetic requirements and certain other regulations on small wireless facilities.

The current Zoning Ordinance requires special exception approval for all new structures and for co-locations that do not meet Sect. 2-514 of the Zoning Ordinance and, to the extent they conflict with the new legislation and FCC Ruling, those provisions have been superseded.

### PROPOSED AMENDMENT

The proposed amendment is in response to the legislation and FCC Ruling and would revise the Zoning Ordinance to permit Zoning Administrator approval of AREPs, to incorporate new fees and definitions, delete outdated provisions, and to include other changes to accommodate these proposed changes. In addition and in order to implement the legislation and FCC Ruling, there will also be an associated Public Facilities Policy Plan Amendment.

### ATTEND A PUBLIC MEETING ON FEBRUARY 26, 2019

(will begin at 8:00 PM after zMOD presentation on Agricultural and Commercial Uses)

**TUESDAY, FEBRUARY 26, 2019 - 7:00 PM**

**[FAIRFAX COUNTY GOVERNMENT CENTER - ROOMS 4 & 5](#)  
12000 Government Center Parkway, Fairfax, Virginia 22035**

Watch the Facebook Live event on the [Fairfax County Zoning Facebook Page](#).

### LEARN MORE

For more information, please visit:

<https://www.fairfaxcounty.gov/planning-zoning/zoning-ordinance/wireless-telecommunications-infrastructure>