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5G Amendments
Zoning Ordinance
(7-7-2021)

6 **SEC. 19-1-3. DEFINITIONS**

8 **Alternative Tower Structure:** Mounting structures, such as, but not limited to, clock
9 towers, bell steeples, utility and light poles, and water towers, that conceal the presence
10 of antennas or towers and which are used primarily for purposes other than to support
11 an antenna. (Effective April 15, 2000)

13 **Amateur Wireless Telecommunication facility:** An amateur (ham) radio station
14 licensed by the Federal Communications Commission, including equipment such as but
15 not limited to a tower or alternative tower structure supporting a single, radiating
16 antenna platform and other equipment, which are not marketed to the general public.
17 (Effective April 15, 2000)

19 **Antenna:** Any structure or device used for the purpose of collecting or radiating
20 electromagnetic waves; including, but not limited to, directional antennas, such as
21 panels, microwave dishes, and satellite dishes, and omni-directional antennas, such as
22 whip antennas, which are located on the exterior of, or outside of, any building, or
23 structure. A single, radiating antenna platform, which includes one or more antennas,
24 shall be regulated as a single antenna. (Effective April 15, 2000)

26 **Commercial Wireless Telecommunication Services:** Cellular, personal
27 communications services (PCS), specialized mobilized radio (SMR), enhanced
28 specialized mobilized radio (ESMR), paging and similar services that are marketed to
29 the general public. (Effective April 15, 2000)

31 **Essential Services:** Utility facilities including gas, electrical, communication, steam,
32 fuel, water or sewage transmission, collection, or distribution systems, of a scale and
33 character commonly found only in one or a few specialized locations in the Town.

35 **Essential Services, minor:** Small scale, support equipment for utility facilities including
36 gas, electrical, communication, steam, fuel, water or sewage transmission, collection, or
37 distribution systems. Support equipment may include poles, pipes, wires, transmitters,
38 and service boxes that need to be near the property to which the service is provided.
39 Telecommunication support equipment includes the attachment of antenna, control
40 boxes and related equipment and wiring to existing utility poles located in the road
41 right-of-way where the attachment does not increase the pole height more than 10' nor
42 extend more than 3' from the face of the pole.

44 **Governmental Telecommunication Facility:** A tower and wireless telecommunication
45 services owned by local, state or federal government. (Effective April 15, 2000)

47 **Wind Energy System:** A structure or structures that may include a wind turbine, a
48 tower, footings, electrical infrastructure, and associated equipment and structures
49 intended to produce electrical power primarily for on-site consumption, or

1 consumption by the Town of Cape Elizabeth on an adjacent lot when more than one lot
2 is held in common ownership. (Effective October 8, 2008)

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4 **SEC. 19-6-1. RESIDENCE A DISTRICT (RA)**

5
6 **B. Permitted Uses**

7
8 4. The following accessory uses:

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10 j. Essential services, minor

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13 **F. Site Plan Review**

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15 The following uses and activities shall be subject to site plan review by the Planning
16 Board, according to the terms of Article IX, Site Plan Review, prior to issuance of any
17 building permit, plumbing permit, or other permit:

18
19 1. Multiplex housing and eldercare facilities. As part of Site Plan Review for
20 multiplex housing, Sec. 19-7-2 (E), Multiplex Housing Standards, shall
21 also apply. (Effective November 14, 2015)

22
23 2. Nonresidential uses listed in Sec. 19-6-1.B.3, except home day cares, wind
24 energy systems, short term rentals and day camps which shall not require
25 site plan review (Effective December 4, 2015), (Effective November 5,
26 2016)

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28 3. Nonresidential uses listed Sec. 19-6-1.C.2.

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30 **SEC. 19-6-2. RESIDENCE B DISTRICT (RB)**

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32 **B. Permitted Uses**

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34 4. The following accessory uses:

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36 j. Essential services, minor

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38 **SEC. 19-6-3. RESIDENCE C DISTRICT (RC)**

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40 **B. Permitted Uses**

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42 4. The following accessory uses:

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44 1. Essential services, minor

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46 **SEC. 19-6-4. TOWN CENTER DISTRICT (TC)**

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48 **B. Permitted Uses**

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1 4. The following accessory uses:
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3 m. Essential services, minor
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5 **SEC. 19-6-5. BUSINESS DISTRICT A (BA)**
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7 **B. Permitted Uses**
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9 4. The following accessory uses:
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11 n. Essential services, minor
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13 **SEC. 19-6-6 BUSINESS DISTRICT B (BB)**
14

15 **B. Permitted Uses**
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17 4. The following accessory uses:
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19 j. Essential services, minor
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