

PERMITTED USES	ME-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	L/I	HI	C	PUD
UTILITIES AND COMMUNICATIONS															
PUBLIC UTILITY STORAGE OR SERVICE YARDS								P		P		P	P		
PUBLIC UTILITY SUBSTATIONS/ SWITCHING STATIONS [pursuant to 10-3(II)]	S P	S P	S P	S P	S P	S P	S	S P	S	S P	S P	S P	S P	S	S P
PUMP STATIONS (MUNICIPALLY OWNED)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
RADIO AND TELEVISION BROADCASTING STUDIOS							P	P		P		P			P
UTILITY STATIONS							S	S	S	S	S	P	P		P
TELECOMMUNICATION FACILITIES [pursuant to Article 18]	S	S	S	S	S	S	S	S	S	S		S	S	S	S

(200) Public Utility Substation. A facility used for the transmission, distribution, conversion, regulation, switching, transformation, or control of electricity, natural gas, telecommunications, water, wastewater, or other utility services. Such uses may include transformers, switching equipment, control buildings, regulators, pumps, associated structures, and related operational equipment; not to include data centers, which are regulated separately in this Ordinance.

~~(II) Public Utilities, including Substations. All utility equipment, buildings housing equipment, and substations less than 600 square feet are exempt from the dimensional requirements and parking requirements as set forth in this Ordinance. Landscaping and buffering requirements shall apply to any such project adjacent to a residential use or zoning district.~~

(II) Utility Substations

(1) Location standards

(A) Utility substations shall be located at least fifty (50) feet from any residential structure.

(2) Other regulations

(A) The operational area of a utility substation shall be enclosed by a security fence or wall meeting all applicable requirements of this Ordinance, including those set forth in Article 10, Section 4.

(B) Utility substation facilities visible from the public right-of-way and/or adjacent to a residential use shall require street and project boundary buffering that adheres to the most restrictive standards detailed in this Ordinance.

(C) Outdoor lighting shall be limited to that necessary for security, maintenance, and emergency operations. Lighting shall be directed downward and shielded to prevent glare onto adjoining properties and public streets.

(D) Signage shall be limited to identification, warning, regulatory, safety, and emergency-contact information only.

(3) Exemptions

(A) All public utility buildings, housing equipment, and substations less than 600 square feet are exempt from the dimensional and parking requirements as set forth in this Ordinance. Landscaping and buffering requirements shall apply to any such project adjacent to a residential use or zoning district.