

**ADAMS TOWNSHIP, BUTLER COUNTY  
COMMONWEALTH OF PENNSYLVANIA**

**ORDINANCE NO. 175**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BY ADDING REQUIREMENTS FOR DISTRIBUTED ANTENNA SYSTEMS (DAS).**

BE IT ORDAINED AND ENACTED, by the Board of Supervisors of Adams Township, Butler County, Pennsylvania, and it is hereby ordained and enacted by the authority of the same:

SECTION 1: Section 192-6 of the Adams Township Code of Ordinances is hereby amended by adding the following definitions:

Distributed Antenna System (DAS): A small network of antennas that are connected to a common source that provides coverage in a building or a small geographic area.

Tower-Based Wireless Communication Facility (Tower-Based WCF): Any structure that is used for the purpose of supporting one or more non-Tower-Based Wireless Communication Facility, including, but not limited to, self-supporting lattice towers, guy towers and monopoles, utility poles and light poles. Distributed Antenna System hub facilities are considered to be Tower-Based Wireless Communication Facilities.

SECTION 2: Tower-Based Wireless Communication Facilities 40 feet or shorter in height shall be permitted by conditional use within the public rights-of-way along the following corridors and roadways, regardless of the underlying zoning district, provided that they are not situated within 150 feet of an area in which utilities are underground:

1. Route 228
2. Mars-Evans City Road
3. Mars-Valencia Road
4. Warrendale Road
5. Myoma Road

SECTION 3: Permitted districts not in the public rights-of-way:

Tower-Based Wireless Communication Facilities less than 40 feet in height are permitted outside the public rights-of-way in the following zoning districts by conditional use:

- [a] C - Commercial
- [b] B - Business
- [c] I - Industrial
- [d] Route 228 Overlay

SECTION 4: § 192-47 of the Adams Township Code of Ordinances, pertaining to specific standards and criteria for conditional uses in commercial, business and industrial districts is amended by adding subsection E, which states:

E. Distributed Antenna System Criteria

1. Maximum height in the public rights-of-way:

Tower-Based Wireless Communication Facilities in the public rights-of-way shall be consistent in height with any existing Tower-Based Wireless Communication Facilities located within 150 feet and in all cases shall not exceed 40 feet in height.

To the extent permissible under state and federal law, any height extensions to an existing Tower-Based Wireless Communication Facility shall require prior approval of the Township, and shall not increase the overall height of the Tower-Based Wireless Communication Facility to more than 40 feet.

2. Locations:

Distributed Antenna Systems and Tower-Based Wireless Communication Facilities are prohibited in front of residences/dwellings/apartments.

Such Tower-Based Wireless Communication Facilities shall not be located in underground utility areas and shall not be located within the front facade area of any structure.

3. Equipment location:

Tower-Based Wireless Communication Facilities and related equipment shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, or to otherwise create safety hazards to pedestrians and/or motorists or to otherwise inconvenience public use of the rights-of-way as determined by the Township. In addition:

- [1] In no case shall ground-mounted equipment, walls, or landscaping be located within 24 inches of the face of the curb.
- [2] Ground-mounted equipment that cannot be placed underground shall be screened, to the fullest extent possible, through the use of landscaping or other decorative features to the satisfaction of the Township.
- [3] Required electrical meter cabinets shall be screened to blend in with the surrounding area to the satisfaction of the Township.
- [4] Any graffiti on the tower or on any related equipment shall be removed at the sole expense of the owner within 10 business days of notice of the existence of the graffiti.

- [5] Any underground vaults related to Tower-Based Wireless Communication Facilities shall be reviewed and approved by the Township.

4. Maximum height not in the public rights-of-way:

Tower-Based Wireless Communication Facilities not in the public rights-of-way shall be consistent in height with any existing Tower-Based Wireless Communication Facilities located within 150 feet and in all cases shall not exceed 40 feet in height.

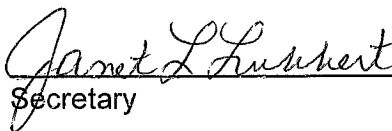
SECTION 5: Repealer: All ordinances, code sections or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: Severability: Should any sentence, section, clause, part or provisions of this Ordinance amendment be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION 7: Effective Date: This Zoning Ordinance amendment shall take effect five (5) days after enactment.

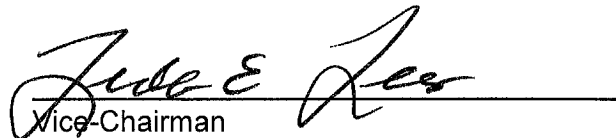
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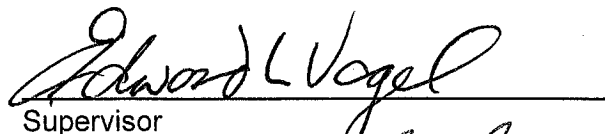
ADAMS TOWNSHIP SUPERVISORS:

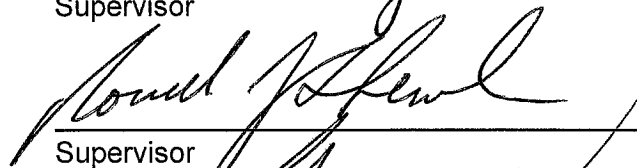
  
Secretary

(SEAL)

  
Chairman

  
Vice-Chairman

  
Supervisor

  
Supervisor

  
Supervisor