

**ADAMS TOWNSHIP  
BUTLER COUNTY, PENNSYLVANIA**

**ORDINANCE No. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE TO CHANGE COMMUNICATIONS AND CELLULAR TOWERS TO CONDITIONAL USES AND AMENDING THE REQUIREMENTS FOR TOWERS WITHIN THE TOWNSHIP.**

BE IT ENACTED by the Township Supervisors of the Township of Adams, in lawful session assembled, and it is hereby ENACTED by the authority of the same that:

Section I: The following changes to § 192, Zoning, are adopted as follows:

1. § 192-15(E) Rural Conservation District Uses by Special Exception subsection 7 is deleted in its entirety.
2. § 192-15(D) Rural Conservation District Uses by conditional use, a new subsection 7 is added to state the following: "Communications and cellular towers (see § [192-51D](#)).
3. § 192-25(D) Industrial District Uses by conditional use, a subsection 7 is added to state the following: "Communications and cellular towers (see § [192-51D](#))."
4. Attachment 1 to the zoning ordinance, Schedule of permitted residential uses by district is amended to remove "Communications and cellular towers" as a use by special exception and adds "Communications and cellular towers" as a conditional use in the RC zoning district.
5. Attachment 2 to the zoning ordinance - Schedule of permitted nonresidential uses by district is amended to remove "Communications and cellular towers" as a use by special exception and adds Communications and cellular towers as a conditional use in the I zone.
6. § 192-51(D) is deleted in its entirety
7. § 192-46 Specific standards and criteria for conditional uses in residential districts is amended to add a new subsection F: "Communications and cellular towers - see § 192-47(F)"
8. § 192-46 Specific standards and criteria for conditional uses in commercial, business, and industrial districts is amended to add a new subsection F: "Communications and cellular towers (I and RC districts):

(1) Lot size. The lot size dimensions (depth and width) shall be dictated by the fall radius of the tower.

(2) The applicant is required to demonstrate, using technological evidence, that the antenna must go where it is proposed, in order to satisfy its function in the company's grid system.

(3) If the applicant proposes to build a tower (as opposed to mounting the antenna on an existing structure), it is required to demonstrate that it contacted the owners of tall structures within a one-fourth-half-mile radius of the site proposed, asked for permission to install the antenna on those structures, and was denied for reasons other than economic ones. This would include smoke stacks, water towers, tall buildings, antenna support structures of other communications companies, other communications towers (fire, police, etc.), and other tall structures. Adams Township may deny the application to construct a new tower if the applicant has not made a good faith effort to mount the antenna on an existing structure.

(4) The applicant shall demonstrate that the antenna is the minimum height required to function satisfactorily. No antenna that is taller than this minimum height shall be approved. In addition, no antenna shall exceed 200 feet in height.

(5) All communications towers must be stealth towers. A "stealth tower" is a communications tower which is not recognizable as a conventional communications tower (e.g., a metal lattice structure), but instead is disguised or concealed in such a fashion as to conform to its surroundings. Examples of such stealth towers include a tower which looks like a tree or a clock tower, or one which is concealed in a church steeple or concrete silo.

(6) The Township Supervisors may waive the stealth tower requirement where the applicant can demonstrate that the requirement is not necessary to protect the health, safety and welfare, considering items such as impact on surrounding and abutting property values; height; screening; number of uses per tower, including public uses; location; and actual setbacks.

(7) Setbacks from base of antenna support structure. If a new antenna support structure is constructed (as opposed to mounting the antenna on an existing structure), the minimum

distance between the base of the support structure or any guy wire anchors and any property line shall be the largest of the following:

(a) The fall radius of the tower.

(b) The minimum setback in the underlying zoning district.

(c) Fifty feet minimum.

(8) Fencing. A fence shall be required around the antenna support structure and other equipment, unless the antenna is mounted on an existing structure. The fence shall be a minimum of eight feet in height.

(9) Landscaping. The following landscaping shall be required to screen as much of the support structure as possible, the fence surrounding the support structure, and any other ground level features (such as a building), and in general soften the appearance of the cell site. Adams Township may permit any combination of existing vegetation, topography, walls, decorative fences or other features instead of landscaping, if they achieve the same degree of screening as the required landscaping. If the antenna is mounted on an existing structure, and other equipment is housed inside an existing structure, landscaping shall not be required.

(a) An evergreen screen shall be required to surround the site. The screen can be either a hedge (planted three feet on center maximum) or a row of evergreen trees (planted 10 feet on center maximum). The evergreen screen shall be a minimum height of six feet at planting and shall grow to a minimum of 15 feet at maturity.

(b) In addition, existing vegetation on and around the site shall be preserved to the greatest extent possible.

(10) In order to reduce the number of antenna support structures needed in the community in the future, the proposed support structure shall be required to accommodate other users, including other communications companies, and local police, fire, ambulance services and municipal authority and road departments. In addition, a linear two-mile separation shall be maintained between communications towers, measured from the base of the support structure.

(11) The applicant must demonstrate that it is licensed by the Federal Communications Commission.

(12) Antenna support structure under 200 feet in height should be painted silver or have a galvanized finish retained, in order to reduce the visual impact. Support structures may be painted green up to the height of nearby trees. Support structures near airports shall meet all Pennsylvania Department of Transportation, Bureau of Aviation and Federal Aviation Administration regulations. No antenna support structure may be artificially lighted except as provided for and required by the Pennsylvania Department of Transportation, Bureau of Aviation and FAA.

(13) A land development plan shall be required for all sites, showing the antenna, antenna support structure, building, fencing, buffering, access to public rights-of-way, and all other items required in the Adams Township Subdivision and Land Development Ordinance. The land development plan shall not be required if the antenna is to be mounted on an existing structure.

(14) In granting the use, the Supervisors may attach reasonable conditions warranted to protect the public health, safety and welfare, including, but not limited to, the location of structures, fencing and screening.

(15) All approvals will be only for specific facilities set forth in the application. No additions or alterations thereto will be permitted without a new application.

Section II. Repealer. All provisions of the Adams Township Code and prior ordinances are repealed to the extent they are in conflict with this Ordinance.

SECTION III. Enactment. This Ordinance shall become effective five (5) days after enactment.

ATTEST:

ADAMS TOWNSHIP SUPERVISORS:

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Secretary

(SEAL)

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Chairman

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Vice-Chairman

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Supervisor

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Supervisor

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Supervisor