

6.30 WIRELESS COMMUNICATION FACILITIES

6.30.1 Purpose and Intent

It is the general purpose and intent of the Township to comply with Federal and State standards authorizing communication facilities needed to operate wireless communication systems. However, it is the further purpose and intent of the Township to provide for such authorization in a manner which will retain the integrity of neighborhoods and the character, property values and aesthetic quality of the community at large. In fashioning and administering the provisions of this section, an attempt has been made to balance these potentially competing interests.

6.30.2 Definitions

All definitions relating to this Section are found in Article 5.

6.30.3 Permitted Uses and Uses Permitted After Special Land Use Approval

- A. Category A Proposal: In the following circumstances, a proposal to establish a new wireless communication facility shall be deemed a permitted use in any zoning district:
1. An existing structure which will serve as an Attached Wireless Communication Facility, where the existing structure is not, in the discretion of the Zoning Administrator or the Township's Planning Consultant, proposed to be either materially altered or materially changed in appearance.
 2. A proposed co-location upon an Attached Wireless Communication Facility which had been pre-approved for such co-location as part of an earlier approval by the Township.
 3. An existing structure which will serve as an Attached Wireless Communication Facility consisting of a utility pole located within a right-of-way, where the existing pole is not proposed to be modified in a manner which, in the discretion of the Zoning Administrator or the Township's Planning Consultant, would materially alter the structure and/or result in an impairment of sight lines or other safety interests.
- B. Category B Proposal: Subject to the standards and requirements in this Section, wireless communications facilities not specified in Subsection A, above, shall be a use permitted only after Special Land Use Approval only in the AG, M, and LM zoning districts.
- C. Category C Proposal: If it is demonstrated by an applicant that a wireless communication facility may not be reasonably established as a permitted use under Subsection B, above, and is required to be established outside of the AG, M, and LM zoning districts in order to operate a wireless communication service, then wireless communication facilities may be permitted elsewhere in the community as a special land use.