

TOWNSHIP OF SHENANGO
LAWRENCE COUNTY, PENNSYLVANIA

AMENDMENT TO SHENANGO TOWNSHIP ZONING ORDINANCE

ORDINANCE NO. 4-1997

PURPOSE

To provide the establishment of communication towers as a Conditional Use in all Zoning Districts.

PROPOSED ORDINANCE AMENDMENTS

Amending parts of the following: Sections 503, 504 and 519: Meaning of Words - by adding the following definition:

COMMUNICATION TOWER: A structure, in excess of 50 feet from the base of tower, and necessary auxiliary components, proposed by a public, semi-public, or private entity for the purpose of sending and receiving electronic or analogous signals as an integral component of a communication system. This definition and the requirements of this Ordinance shall also apply to existing structures to which communication components are added.

Amending parts of the following: Sections 503, 504 and 519: Conditional Use - by adding:

14. Communication Tower facility pursuant to the following standards and criteria:

a. The application for Conditional Use shall include a development and operation plan. The following information, and all other data deemed appropriate and necessary to demonstrate that the intent and purposes of this Ordinance will be achieved, shall be included.

(1) A description of the character, timing and duration of the proposed construction, operation and use of the facility, including maps and plans, showing the location of the site, all access routes from public roads, and proposed activity and use.

(2) The location and identify of ownership of all structures and land uses that may reasonably be deemed to be affected by the proposed facility and operation and measures that will be taken to protect all structures, inhabitants and land uses from adverse impacts from the

proposed use.

(3) A description of plans for transportation of materials and equipment to construct the facility, and provisions and assurances for the repair of any damages that may occur to road systems or property due to the proposed construction and subsequent activities.

(4) When applicable, the applicant shall have obtained from each appropriate state and federal regulatory agency or authority, a permit issued in accordance with all applicable state and federal laws, directives and regulations for the proposed use.

(5) Complete plans of the proposed tower and all auxiliary structures and support facilities, including assurances, certified by qualified licensed engineers and/or architects, as to the integrity and safety of proposed site structures. The Township may obtain independent studies and reviews to address issues of concern arising from the proposed plans. The costs of such expert studies shall be reimbursed to the Township by the Applicant to the extent permitted by law.

(6) A site plan of the proposed facility showing all structures, facilities accessways, fencing and screening provisions.

(7) Water supply, sewage disposal and site drainage plans prepared by a civil engineer or registered surveyor.

(8) A description of how the proposed use and facility will meet all applicable local, state and federal laws and regulations concerning construction standards, sanitation and sewage disposal, water supply and fire protection.

b. The minimum site area for the facility shall be one (1) contiguous acre.

c. Setbacks from base of antenna or support structure.
If an antenna support structure or antenna is constructed, 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:

- (1) One hundred percent (100%) of the height of the communication tower or antenna.
- (2) The minimum setback in the underlying zoning district.

d. The site, including all structures, shall be constructed and landscaped in a manner appropriate to the district in which it is located. Open areas shall be covered with an appropriate vegetative material and properly maintained.

e. Suitable landscape screening or buffers shall be developed to minimize visibility of outside storage or ground level operational functions if said activities are readily visible from adjoining properties used for residential purposes. A screen or buffer shall have a height adequate to achieve its purpose. Plant materials used for screening shall consist of dense evergreen plants. They shall be of a kind, or used in such a manner, so as to provide a continuous opaque screen within twenty-four months after commencement of operations in the area to be screened. The Governing Body shall require that either new planting or alternative screening be provided if, after twenty-four months, the plant materials do not provide an opaque screen.

f. All uses shall be completely enclosed by a metal fence. Fence construction shall be at least 6 feet high, plus a minimum of 2 strands of barbed wire above the 6 foot fence. The entire fence shall be constructed in a manner to prevent the entry onto the portion of the premises on which the use is situated, by unauthorized persons, domestic animals.

g. Vehicular ingress and egress in conjunction with the site shall be approved by Pennsylvania Department of Transportation and/or the Township to insure public safety and the maintenance of unhindered and efficient traffic movements on adjacent road systems.

h. All applicable parking, sign and other requirements of this Ordinance shall apply and must be documented as part of applications submitted for Conditional Use approvals.

i. No building permits shall be issued until after final approval of the application and the final approval and recording of the Subdivision Site Plan, and proof that all applicable State and Federal permits have been received by the Applicant.

EFFECTIVE DATE:

Effective date of this amendment shall be May 30, 1997.

ENACTED AND ORDAINED THIS 30th day of May 1997.

SHENANGO TOWNSHIP
BOARD OF SUPERVISORS

Richard D. Schenck
Andrew Picante

ATTEST:

Brian D. Tanner
Secretary