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370 Attachment 2

Warrington Township Zoning Ordinance

Appendix A: Small Wireless Communication Facility Design Manual [Added 1-10-2023 by Ord. No. 2023-O-2]

Section I. Definitions.

Terms used in this Appendix shall have the same meaning as set forth in the Warrington Township Zoning Ordinance. Additional terms are defined as follows:

- A. **FRONT FACADE AREA** — The area of the public right-of-way directly in front of a structure, identified by drawing a perpendicular line from each corner of the front of the structure to the public right-of-way.
- B. **PRIOR APPROVED DESIGN** — A design for a small wireless communications facility that has been reviewed and deemed to be in accordance with this Appendix and approved for construction by the Township.
- C. **STEALTH TECHNOLOGY** — Camouflaging methods applied to wireless communications facilities and accessory equipment which render them more visually appealing or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it minimally visible to the casual observer. Such methods include, but are not limited to, architecturally screened roof-mounted antennae, building-mounted antennae painted to match the existing structure and facilities constructed to resemble trees, shrubs, and light poles.
- D. **TECHNICALLY FEASIBLE** — By virtue of engineering or spectrum usage, the proposed placement for a small wireless facility or its design or site location can be implemented without a material reduction in the functionality of the small wireless facility.

Section II. General Standards for Small Wireless Communications Facilities.

- A. All small wireless communications facilities (SWCF) shall be installed in and maintained in a workmanlike manner in compliance with the National Electric Safety Code, the National Electrical Code, the structural standards of the American Association of State Highway and Transportation Officials, and any other industry standard applicable to the SWCF, as applicable.
- B. All SWCF shall comply with the Americans with Disabilities Act guidelines adopted by the Township and all applicable requirements relating to streets and sidewalks as established by the Township Code of each municipality.
- C. Wireless support structures installed or replaced in order to accommodate attached SWCF shall not obstruct vehicular, pedestrian, or cyclist traffic or sight lines.

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- D. All SWCFs shall comply with applicable federal and state standards regarding pedestrian access and movement.
- E. All SWCF shall be designed and constructed in an effort to minimize aesthetic impact to the extent technically feasible. All applications for a SWCF shall identify all design features intended to minimize aesthetic impact.
- F. No SWCF shall extend beyond the boundaries of the rights-of-way unless approved on a case-by-case basis by the Township Zoning Officer.
- G. All SWCF shall be designed to withstand the effects of wind gusts and ice to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association and Communications Industry Association (ANSI/TIA-222, as amended), or to the industry standard applicable to the structure.

Section III. Antenna and Accessory Equipment Standards.

A. Antenna standards.

- (1) Any antenna associated with a SWCF shall not exceed three cubic feet in volume.
- (2) All pole-top antennas shall be flush-mounted as closely to the top of the wireless support structure as technically feasible.
- (3) All antennas shall be of a design, style, and color that matches the wireless support structure upon which they are attached.
- (4) Any necessary pole-top extension shall be of the minimum height necessary to achieve separation from the existing pole attachments.
- (5) Any antenna mounted on a lateral standoff bracket shall protrude no more than necessary to meet clearances from the pole and existing pole attachments.
- (6) If mounted on an existing wireless support structure, no antenna shall impair the function of said structure.
- (7) Antenna placement shall not materially impair light, air, or views from adjacent windows.

B. Accessory equipment standards.

- (1) Accessory equipment shall not exceed 28 cubic feet in volume. Equipment used solely for mitigation of the aesthetic impact of the SWCF or required for utility service shall not be included in the accessory equipment volume calculation.
- (2) Accessory equipment shall be mounted flush to the side of a wireless support

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structure, or as near flush to the side of a wireless support structure as technically feasible.

- (3) Accessory equipment shall be mounted so as to provide a minimum of eight feet vertical clearance from ground level.
- (4) Accessory equipment shall be of a color that matches the wireless support structure upon which such accessory equipment is mounted.
- (5) All accessory equipment shall be contained within a single equipment shroud or cabinet. Such equipment shroud or cabinet shall be of the smallest dimensions technically feasible.
- (6) All SWCF shall post a sign in a readily visible location identifying the name and phone number of a party to contact in the event of an emergency. The only other signage permitted shall be that required by the Federal Communications Commission (FCC) or any other federal or state agency. All signage associated with a SWCF shall be clearly shown in the application and shall be subject to approval by the Township Zoning Officer.
- (7) The placement of accessory equipment shall not materially impair light, air, or views from adjacent windows.
- (8) No accessory equipment shall feature any visible lighting, including flashing indicator lights, unless required by state or federal law.

C. Wiring standards.

- (1) Exposed wiring is prohibited on any SWCF, accessory equipment, or accessory equipment enclosure.
- (2) Transmission, fiber, power cables, and any other wiring shall be contained within any wireless support structure for which such concealment is technically feasible. If such wiring cannot be contained within the wireless support structure, all wiring shall be contained within a conduit or U-guard that is flush-mounted to the wireless support structure.
- (3) All wiring shall be installed tautly and without excessive slack or extra cable storage on the wireless support structure.
- (4) Any conduit or U-guard shall be of a color that matches the wireless support structure to which the SWCF is attached.
- (5) Loops of extra wiring shall not be attached to any wireless support structure.

Section IV. Wireless Support Structure Standards.

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- A. Replacement wireless support structures.
- (1) The maximum height of any proposed replacement wireless support structure shall be no more than 10% taller than the tallest existing wireless support structure in the public rights-of-way within a 250-foot radius of the proposed SWCF, or 50 feet above ground level, whichever is greater.
 - (2) Any replacement wireless support structure shall be of comparable materials, color, and design to the existing wireless support structure being replaced except as otherwise required by the pole owner to achieve technical feasibility.
 - (3) Any replacement wireless support structure shall be placed within a five-foot radius of the existing wireless support structure being replaced.
 - (4) Any replacement wireless support structure shall be designed to accommodate all uses that existed on the wireless support structure being replaced. As part of an application for a SWCF, the owner shall provide documentation from a structural engineer licensed in the Commonwealth of Pennsylvania confirming that the replacement wireless support structure, SWCF, and prior existing uses shall be structurally sound.
- B. New wireless support structure.
- (1) The maximum height of any new wireless support structure shall be no more than 10% taller than the tallest existing wireless support structure in the public rights-of-way within a 250-foot radius of the proposed SWCF, or 50 feet above ground level, whichever is greater.
 - (2) Any new wireless support structure shall be of comparable materials, color, and design to adjacent wireless support structures except as required by the pole owner to achieve technical feasibility.
 - (3) To the extent technically feasible, no new wireless support structure shall be installed:
 - a. In the front facade area of any residential building;
 - b. Within 10 feet of the edge of the driveway; or
 - c. In the public rights-of-way directly opposite any driveway.
 - (4) To the extent technically feasible, new wireless support structures in the public rights-of-way shall be connected to electricity with the same method as adjacent wireless support structures so that, if electricity transmission wires are beneath ground for adjacent wireless support structures, the wires shall be beneath ground for the proposed new wireless support structure.
 - (5) Decorative poles:

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- a. Decorative poles shall be required for the replacement of any existing decorative pole and in all areas where utilities are required to be placed underground.
- b. For any replacement decorative pole, the new decorative pole shall match the existing decorative pole in shape, design, color, and material to the extent technically feasible. The Township shall have final approval of any such replacement decorative pole.
- c. No SWCF shall be permitted on an existing decorative pole unless the owner provides documentation showing that such decorative pole is the only technically feasible location for placement and that no suitable alternative sites exist.

Section V. Approval.

- A. The Township Zoning Officer and Township Engineer shall reasonably determine whether a proposed SWCF design complies with the requirements of this Appendix.
- B. Any requests for relief from the requirements of this Appendix shall be considered on a case-by-case basis by the Township Zoning Officer and shall be approved upon a determination by the Township Zoning Officer that such relief is necessary to prevent the effective prohibition of wireless service pursuant to the rules of the FCC.
- C. Upon approval of a design for a SWCF requiring relief from the requirements of this Appendix, such design shall be incorporated by reference into this Appendix as a prior approved design.

Section VI. Prior Approved Designs.

- A. A record of prior approved designs shall be kept on file at the Township.
- B. The information detailed in the following checklist shall be included with any application for a SWCF:

Small Wireless Communications Facility Design Checklist

Item	Description	Included in Application?	
		Yes	No
Cover Letter	<ul style="list-style-type: none"> • The application shall include a cover letter detailing the location of the proposed site, all equipment being proposed, and a certification that the owner has included all information required by the Township Code. 		

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Item	Description	Included in Application?	
		Yes	No
Site Information	<ul style="list-style-type: none"> • Depiction of the proposed site shall show all proposed equipment associated with the small wireless communications facility. • The manufacturer and model, proposed location, and dimensions of each piece of equipment should be clearly shown. • Before and after diagrams of the proposed site showing the dimensional changes shall be included. • If the proposed wireless support structure supports existing attachments, the depiction of the proposed site shall show the location and dimensions of all such attachments. • If installation of a new wireless support structure is being proposed, the depiction of the proposed site shall include the color, dimensions, material, and type of wireless support structure proposed. • The depiction of the proposed site shall show the location of any existing structures within 100 feet of the proposed location, including but not limited to residential structures, commercial structures, light poles, traffic signals, traffic signage, and existing wireless support structures. 		
Photo Simulations	<ul style="list-style-type: none"> • Photo simulations shall depict the Small Wireless Communications Facility from at least two locations near the proposed site. • The photo simulations should reflect the proposed design and location of all accessory equipment associated with the small wireless communications facility. 		
Paint	<ul style="list-style-type: none"> • Accessory equipment shall be painted a color that matches the wireless support structure upon which such accessory equipment is mounted. • Application shall include the proposed paint color of any accessory equipment necessary to achieve aesthetic uniformity of the site. 		

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Item	Description	Included in Application?	
		Yes	No
Wiring	<ul style="list-style-type: none"> All proposed wires associated with the small wireless communications facility shall be clearly shown. A depiction and description of the concealment methods to be used for the wiring shall be included. No exposed wiring is permitted. 		
Signage	<ul style="list-style-type: none"> Signage shall be posted in a readily visible location and identify the owner's permit number and the name and phone number of a party to contact in the event of an emergency. If required, FCC-mandated signage is permitted. Owner shall identify such signage in its application. 		

Section VII. Example graphics.

A. Examples of Small Wireless Communications Facilities.



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B. Examples of Non-Tower Wireless Communications Facilities.



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C. Examples of Tower-Based Wireless Communications Facilities.



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D. Examples of Decorative Poles.

