

Appendix H

Permitted and Prohibited Zoning District Regulations for Wireless Communication Tower-Based Facilities (WCF)₁

WCF TYPE	ZONING DISTRICTS													
	R-1	R-2	R-3	PRD	C	CBD 1	CBD 2	M	EDD	I/OP	OPEN SPACE	FLOODWAY	FLOOD FRINGE	
Antennas located on existing structures in the R.O.W. and may extend 10' max. above the utility's structure	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	N/P	CU 1, 3, 12, 13
Tower-Based WCF located in the R.O.W. 35' or less in height.	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	CU 1, 3, 12, 13	N/P	CU 1, 3, 12, 13
Tower-Based WCF located in the R.O.W. over 35' in height.	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P
Tower-Based WCF where the Tower is 35' or less in height and is located outside of the R.O.W.	N/P	N/P	N/P	N/P	N/P	N/P	N/P	CU 2, 3	CU 2, 3	CU 2, 3	N/P	N/P	N/P	N/P
Tower-Based WCF where the Tower is more than 35' in height and is located outside of the R.O.W.	N/P	N/P	N/P	N/P	N/P	N/P	N/P	CU 2, 3	Cu 2, 3	Cu 2, 3	N/P	N/P	N/P	N/P
WCF on existing structures	N/P	N/P	N/P	N/P	N/P	N/P	N/P	CU 2, 4	CU 2, 4	CU 2, 4	N/P	N/P	N/P	N/P
Eligible Facilities Request	By Right 10	By Right 10	By Right 10	By Right 10	By Right 10	By Right 10	By Right 10	By Right 10	By Right 10	By Right 10	By Right 10	By Right 10	N/P	By Right 10
The height of a Tower-Based WCF located in the R.O.W.	35' maximum 8, 9	35' maximum 8, 9	35' maximum 8, 9	35' maximum 8, 9	35' maximum 8, 9	35' maximum 8, 9	35' maximum 8, 9	35' maximum 8, 9	35' maximum 8, 9	35' maximum 8, 9	35' maximum 8, 9	35' maximum 8, 9	N/P	35' maximum 8, 9
The height of a Tower-Based WCF located outside of the R.O.W.	N/P	N/P	N/P	N/P	N/P	N/P	N/P	100' maximum 8, 9	100' maximum 8, 9	100' maximum 8, 9	N/P	N/P	N/P	N/P
Lot Size: Tower -Based WCF (in the R.O.W.) is the only use on a lot of property	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P
Lot Size: Tower -Based WCF (outside of the R.O.W.) is the only use on a lot of property	N/P	N/P	N/P	N/P	N/P	N/P	N/P	See Zoning District Regs 5	See Zoning District Regs 5	See Zoning District Regs 5	N/P	N/P	N/P	N/P
Lot Size: Tower -Based WCF (in the R.O.W.) is combined with another use on the lot or property	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P
Lot Size: Tower -Based WCF (outside of the R.O.W.) is combined with another use on the lot or property	N/P	N/P	N/P	N/P	N/P	N/P	N/P	See Zoning District Regs 2, 3, 5	See Zoning District Regs 2, 3, 5	See Zoning District Regs 2, 3, 5	N/P	N/P	N/P	N/P
Setbacks: Tower-Based WCF setbacks	N/P	N/P	N/P	N/P	N/P	N/P	N/P	6, 11	6, 11	6, 11	N/P	N/P	N/P	N/P
Setbacks: Equipment Buildings/cabinets	N/P	N/P	N/P	N/P	N/P	N/P	N/P	7, 11	7, 11	7, 11	N/P	N/P	N/P	N/P

R.O.W. = Right of Way By Right = Certified by the Public Utility Commission (PUC) CU = Conditional Use approval required N/P = Not Permitted Same as District = See Zoning District Lot Regulations

1 = Floodplain Regulations apply to all WCF existing or new.

13 = Provided that the applicant has been granted permission by the PAPUC to occupy public rights-of-ways by Certificate of Public Convenience.

2 = Permitted on Non-Residential Use lots or properties by Conditional Use.

3 = Prohibited where all public service utilities are primarily located underground within one hundred (100') feet of the proposed Tower or Base Station.

4 = WCF on existing structures typically have minimum impacts in the Zoning Districts where they are located as they are located on existing structures and do not required the installation of new towers.

5 = The minimum lot shall comply with the requirements for the applicable Zoning District and shall be the area needed to accommodate the Tower-Based WCF and the guy wires, Accessory Equipment, Equipment Compound, security fence, landscaping, and screening. If combined with another Use on the lot, then each Use shall comply with the requirements for the applicable Zoning District.

6 = The minimum setback distance between the base of a Tower and any adjoining property line or street right-of-way line (not lease line) shall be equal to one hundred-twenty (120%) percent of the height of the Tower and Antennas, or the minimum setback in the underlying Zoning District, whichever is greater. The setbacks are implemented to protect surrounding properties should a Tower collapse and are thus related to the height of the Tower and Antennas.

7 = Subject to applicable minimum accessory use or structure setback in the Zoning District.

8 = Applicants must submit documentation justifying the total height.

9 = Tower-Based WCFs shall be designed to Minimum Functional Height. The applicant will demonstrate that the WCF is the minimum necessary to meet its intended function in the applicant's system and to provide reliable service. This requires the testimony of a Radio Frequency Design Engineer.

10 = Eligible Facilities Request is "Any request for modification of an existing Wireless Communications Tower or Base Station that does not substantially change the physical dimensions of such tower or base station, involving (i) collocation of new transmission equipment; (ii) removal of transmission equipment; or (iii) replacement of transmitting equipment.

11 = See underlying Zoning District Regulations

12 = Prohibited within the Milton Borough Historic District.