

Milford Township Zoning Ordinance

415.2 Design and location standards. The following design and location standards shall apply to all telecommunications facilities:

- A. The location of the tower and equipment building shall comply with all natural resource protection standards of this ordinance.
- B. An evergreen screen consisting of a row of evergreen trees planted ten (10) feet on center maximum, shall be located around the perimeter of the security fence. The Township may, however, modify or waive screening requirements if the site is entirely or partially wooded so as to provide existing screening.
- C. An eight (8) foot high security fence shall completely surround the tower (and guy wires if used) and equipment building.
- D. The tower and antenna shall be designed and constructed to all applicable standards of the American National Standards Institute, TAI/EIA-222-F manual, as amended, and withstand wind gusts of up to 100 miles per hour.
- E. A soil report prepared by a Professional Engineer shall be submitted to the Township to support the design specifications of the foundation for the tower, and anchors for the guy wires, if used.
- F. An antenna may not be located on a building or structure that is listed on a historic register or within five-hundred (500) feet of such a structure.
- G. Telecommunications facilities shall be permitted as a sole use on any lot in a LG Low Growth or DD Development District subject to Conditional Use procedures and the following:
 1. Minimum lot size. Five (5) acres
 2. Minimum yard setback requirements. Tower height plus twenty-five (25) feet
 3. Maximum height. Tower - Two-hundred-fifty (250) feet
 Equipment building - Thirty (30) feet
- H. A telecommunications facility shall be permitted on a property with an existing use subject to the following conditions:
 1. The telecommunications facility shall be fully automated and unattended on a daily basis, and shall be visited only for periodic maintenance.
 2. Minimum lot area. The five (5) acre minimum lot area required above shall apply to the area designated for tower use and land remaining for accommodation of the principal use on the lot shall also comply with the minimum lot area for the district.
 3. Minimum setbacks. The two-hundred (200) feet minimum yard required above shall apply to the area designated for tower use and the land remaining for accommodation of the principal use on the lot shall also comply with the minimum yards for the district.

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4. Access. The vehicular access to the equipment building shall, whenever feasible, be provided along the circulation driveways of the existing use.

5. Maximum height: Tower - Two-hundred (200) feet

Equipment building - Thirty (30) feet

I. Where an antenna for a telecommunications facility is to be attached to an existing structure or building it shall be subject to the following conditions:

1. Maximum height. Fifty (50) feet above the existing building or structure.

2. If the applicant proposes to locate the telecommunications equipment in a separate building, the building shall comply with the minimum setback requirements for the subject zoning district, an eight (8) foot high security fence shall surround the building, a buffer yard shall be planted as required above and vehicular access to the building shall not interfere with the parking or vehicular circulations on the site for the principal use.

3. Elevations of existing and proposed structures showing width, depth, and height, use statistical data on the antenna and support structure shall be presented.

4. The antenna shall be camouflaged or otherwise designed to be aesthetically compatible with the existing architectural and natural environment.

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