

ORDINANCE NO. 99 - 1

AN ORDINANCE AMENDING THE HILLTOWN TOWNSHIP ZONING ORDINANCE OF 1995, AS AMENDED, BY HILLTOWN TOWNSHIP ORDINANCE NO. 98-5, PROVIDING FOR COMMON CARRIERS, PUBLIC UTILITIES, COMMUNITY FACILITIES, PUBLIC SERVICE ORGANIZATIONS AND COMMUNICATIONS COMPANIES.

Preamble

The Hilltown Township Board of Supervisors, upon review by the Hilltown Township Planning Commission, hereby adopts the following Ordinance amending the Hilltown Township Zoning Ordinance of 1995, as amended in general and as specifically amended by Hilltown Township Ordinance 98-5.

SECTION I

ARTICLE IV - USE REGULATIONS, Section 405, Table of Use Regulations: F6 Communications Towers and Cellular Telecommunications Facilities with CU entered under districts RR, CR-1, CR-2, VC, LI, HI, PC-1 and Q and with N entered under districts PC-2 and MHP.

SECTION II

ARTICLE V - USE REGULATIONS, Section 406, Use Type Regulations, Subsection F6 is hereby amended as follows:

F6. Communications Tower and Cellular Telecommunications Facility.

A Communications Tower or a Cellular Telecommunications Facility is permitted as a Conditional Use under a variety of circumstances in various zoning districts. The standards which follow cover the various ways that these uses are permitted.

Subsection 1.10 of F6, of Section 406, Use Type Regulations is amended as follows:

1.10. A Communications Tower or a Cellular Telecommunications Facility shall not be a permitted use in a PC-2 or a MHP district; or on land that has been dedicated to Hilltown Township as Open Space.

A Communications Tower or a Cellular Telecommunications Facility is permitted as a Conditional Use in non-residential districts Q, PC-1, LI, HI and VC, subject to the following conditions:

2.1 is hereby amended to add Subparagraph (g), as follows:

In a VC district, a Communications Tower or a Cellular Communications Facility must be in combination and attached to an existing municipal structure or municipal building and shall be governed by the provisions of Subsection 2.2 of this Ordinance.

Section 2.2 is hereby amended to provide for the following preamble:

2.2 Combined with an existing structure - Whenever possible an antenna for a Communications Tower or a Cellular Telecommunications Facility shall be attached to an existing structure or building subject to the following conditions of this Paragraph and whenever an antenna for a Communications Tower or a Cellular Telecommunications Facility is proposed in a VC district, it shall be attached to an existing municipal structure, building or facility subject to the following conditions:

2.3 Section 3 is hereby amended to provide that a Communications Tower or a Cellular Telecommunications Facility is permitted as a Conditional Use in residential districts CR-1, CR-2 and RR, subject to the following conditions.

SECTION III

All Ordinances or parts of ordinances which are inconsistent herewith are repealed.

SECTION IV

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, such infirmity shall not affect nor impair the remaining provisions, sentences, clauses, sections, or parts of this Ordinance.

SO ENACTED AND ORDAINED this 8th day of FEBRUARY, A.D., 1999.

HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS






