

ARTICLE VIII

**SECTION 805
TELECOMMUNICATION FACILITIES**

Section 805.136

Design:

- A. All towers shall be of a monopole design. Towers and antennas shall be designed to meet all Medina County's Building Department requirements. Telecommunication facilities, equipment facilities and support structures shall be designed so as to blend in with the existing surroundings to the extent feasible, including the use of compatible colors.

Height Requirement:

- B. Height should be limited to the minimum required for adequate transmission and reception of telecommunications signals and shall not exceed 200 feet in height as measured from the average ground level at the base of the tower. The intent of this height restriction is to avoid the necessity for lighting of the tower. No equipment building for tower facility shall exceed ten feet in height from building grade.

Location:

- C. Location of the tower on the lot, unless otherwise provided in this Section, must comply with the setback and yard requirements applicable to buildings in the underlying zone in which it is located. Such tower must be placed upon the lot in such a way as to minimize the visual impact on adjoining roads and properties.
- D. Location of the tower shall be such as not to endanger an existing structure.
- E. Collocation and site sharing shall be used whenever possible. Applicant shall make collocation on the monopole available at reasonable commercial rates to a minimum of two (2) telecommunication companies with loading requirements similar to the applicant upon request by such company. Applicant shall make collocation on the tower available to the Township and/or County safety forces upon request, provided that such use will not interfere with the applicant's use or that of any other company which has collocated or contracted with applicant to collocate on the monopole prior to the request of such safety forces. Spacing, except as otherwise

provided for in this section, shall be a separation of at least one (1) mile between communication towers.

Buffering:

- F. Existing mature tree growth and natural land forms on the site shall be preserved where possible and the tower, equipment facilities and support structures shall be adequately screened to maintain the maximum aesthetic value possible. A landscaped buffer area of not less than 15 feet in depth shall be placed between the communication facilities and the public right-of-way and any adjacent properties from which a direct view can be had of the facilities other than tower itself. The 15 foot landscape buffer shall consist of a tight screen fence of hardy evergreen shrubbery not less than six (6) feet in height. The landscaping shall be continuously maintained and promptly restored, if necessary.

Lighting:

- G. Telecommunication facilities shall not be artificially lighted except for security and safety lighting of equipment building if such lighting is appropriately downshielded to keep light within the boundaries of the site or as required by the FAA.

Fencing:

- H. The fence around the property leased by the applicant shall be a maximum of eight (8) feet tall and will be a non-electrified chain linked fence with barbed wire at the top. "No Trespassing" signs shall be posted around the telecommunication facility with a telephone number of the responsible party to contact in case of an emergency.

Abandonment:

- I. Applicant shall notify the Township within 30 days of telecommunication facility's permanent abandonment. Such telecommunication facility shall be removed by the applicant within 120 days from the date of notification to the Township.

Outside Storage:

- J. No storage outside of the building shall be allowed except during construction of the said building. (Revised 7/23/09)

Advertising:

- K. No advertising shall be permitted on the telecommunication facility.

FCC Compliance:

- L. Prior to receiving final inspection by the Zoning Inspector, documented certification shall be submitted to the Zoning Inspector certifying that the communication facility complies with all current Federal Communication Commission (FCC) Regulations for non-ionizing electromagnetic radiation (NIER).

Additional Conditions:

- M. Telecommunication facilities shall be in compliance with Section 806 of the Montville Zoning Resolution.