

**COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

ORDINANCE NO. O-22-02

WIRELESS COMMUNICATION FACILITIES

**AN ORDINANCE AMENDING CHAPTER 200, ZONING, TO MODIFY
REGULATIONS FOR WIRELESS COMMUNICATIONS FACILITIES**

BE IT RESOLVED AND ORDAINED, by the Council of the Township of College, Centre County, Pennsylvania, and the authority of the same, does hereby adopt, made this 21st day of July, 2022, by amending the Code of the Township of College, Pennsylvania, with the amendment of Chapter 200, as follows:

SECTION I. REPEALER OF CERTAIN DEFINITIONS

Section 200-7 “Definitions” of the College Township Zoning Ordinance is hereby amended by removing the definitions of “Alternative Wireless Communications Structure,” “Communications Antenna,” “Data Collection Unit,” “Monopole,” “Related Equipment,” “Wireless Communications,” “Wireless Communications Facility,” “Wireless Communications Facility, Attached” “Wireless Communications Facilities, Tower-Based,” “Wireless Communications Tower,” and “Wireless Support Structure.”

SECTION II. AMENDMENT OF CERTAIN WIRELESS COMMUNICATIONS FACILITIES PROVISIONS.

Section 200-39.1 “Wireless communications facilities (WCFs)” of the College Township Zoning Ordinance is hereby amended by adding the underlined text and deleting the ~~stricken~~ text as follows:

§ 200-39.1. Wireless communications facilities (WCFs).

In addition to all other applicable regulations of this chapter, wireless communications facilities (WCFs) shall be regulated as follows:

A. Definitions. Unless a contrary intention clearly appears, the following words and phrases shall have the meaning given in this section. All words and terms not defined herein shall be used with a meaning of standard usage.

(1) Alternative Wireless Communications Structure -- A new man-made structure located wholly outside of the public right-of-way that supports communication antennas which are concealed or camouflaged from view by unobtrusively blending in aesthetically with the surrounding environment. Such structures include simulated trees, clock towers, bell

steeple, flagpole, silo. For regulatory purposes, such structures shall be considered attached wireless communications facilities.

- (2) Collocation—the mounting of one or more WCFs, including Antennas, on a pre-existing structure, or modifying a structure for the purpose of mounting or installing a WCF on that structure.
- (3) Communications Antenna -- Any structure or device used for the purpose of collecting or transmitting electromagnetic waves, including, but not limited to, directional antennas, such as panels, microwave dishes, satellite dishes and omnidirectional antennas such as whip antennas. Not included are antennas and supportive structures on residential dwellings for private noncommercial amateur purposes, including, but not limited to, ham radios and citizens band radios that are regulated by the residential district sections of this chapter.
- (4) FCC—Federal Communications Commission.
- (5) Historic District – A historic zoning district as established by the Code of the Township of College.
- (6) Modification of a Wireless Communications Facility or Modify (Modification of a WCF)—the improvement, upgrade or expansion of existing Wireless Communications Facilities or base stations on an existing wireless support structure or the improvement, upgrade, or expansion of the Wireless Communications Facilities located within an existing Equipment Compound, if the improvement, upgrade, expansion or replacement does not Substantially Change the physical dimensions of the wireless support structure.
- (7) Monopole -- A wireless communications facility or site that consists of a single pole structure, designed and erected on the ground or on top of a structure, to support communications antennas and connective appurtenances. Connective appurtenances can include, but are not limited to, feeder cables, climb ladders, platforms, ice shields, and other accessory infrastructure associated with a wireless communications facility.
- (8) Related Equipment — any equipment serving or being used in conjunction with a wireless communications facility or wireless support structure, including but not limited to utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters or similar structures.
- (9) Replacement of a Wireless Communications Facility (Replacement of a WCF) -- the replacement of existing Wireless Communications Facilities on an existing wireless support structure or within an existing Equipment Compound due to maintenance, repair or technological advancement with equipment composed of the same wind loading and structural loading that is substantially similar in size, weight and height as the Wireless Communications Facilities initially installed and that does not substantially change the physical dimensions of the existing wireless support structure.

- (10) Right-of-Way -- The area on, below or above a public roadway, highway, street, sidewalk, alley, utility easement or similar property. The term does not include a Federal interstate highway.
- (11) Substantial Change – A modification substantially changes the physical dimensions of a support structure if it meets the criteria established by 47 CFR §1.6100.
- (12) Wireless Communications Facility, Small – a wireless communications facility that meets the following criteria:
- (a) the wireless support structure on which antenna facilities are mounted—
 - (i) is 50 feet or less in height, or
 - (ii) is no more than 10 percent taller than other adjacent structures, or
 - (iii) is not extended to a height of more than 50 feet or by more than 10 percent above its height prior to the collocation of any WCF as a result of the collocation of new antenna facilities; and
 - (b) each antenna associated with the deployment (excluding the related equipment) is no more than three cubic feet in volume; and
 - (c) all related equipment associated with the wireless support structure including the wireless equipment associated with the antenna and any pre-existing associated equipment on the wireless support structure, is cumulatively no more than 28 cubic feet in volume.
 - (d) the wireless communications facility does not require antenna structure registration under 47 CFR part 17;
 - (e) the wireless communications facility is not located on tribal lands, as defined under 36 CFR 800.16(x); and
 - (f) the wireless communications facility does not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in 47 CFR 1.1307(b).
- (13) Wireless Communications– Transmission of electromagnetic radiation through the air for the purpose of sending and/or receiving communications including but not limited to infrared line of sight, cellular, personal communications services (PCS), microwave, satellite, or radio signals.
- (14) Wireless Communications Facility – The set of equipment and network components including communications antennas, transmitters, receivers, data collection units, and related equipment used to provide wireless data and communications services.
- (15) Wireless Communications Facility, Attached – A wireless communications facility consisting of a communications antenna attached to or mounted on a structure not

specifically designed and constructed for supporting communications antennas. Such structure may include but is not limited to buildings, utility poles, signs, and water tanks. This term includes the communications antenna(s) and any related equipment.

(16) Wireless Communications Facilities, Tower-Based – Any wireless communications tower that is designed and constructed primarily for the purpose of supporting one or more communications antennas for wireless communications purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes the wireless communications tower and any related equipment.

(17) Wireless Communications Tower – Any structure built for the sole or primary purpose of supporting any Federal Communications Commission licensed or authorized antennas and their associated facilities.

(18) Wireless Support Structure – A freestanding structure, such as a guyed or self-supporting monopole or tower, electrical transmission tower, water tower or other structure not classified as a wireless support structure, that could support the placement or installation of wireless telecommunications facilities, if approved by the Township.

B. General. The following regulations shall apply to all wireless communications facilities; regulations specific:

(1) Standard of care. Any WCFs shall be designed, constructed, operated, maintained, repaired, modified, and removed in strict compliance with all current applicable technical, safety, and safety-related codes including, but not limited to, the most recent editions of the American National Standards Institute (ANSI) Code, National Electrical Safety Code, National Electrical Code, ~~as well as~~ the accepted and responsible workmanlike industry practices of the National Association of Tower Erectors, the structural standards of the American Association of State Highway and Transportation Officials or any other industry standard applicable to the structure, and any applicable regulations of the Pennsylvania Public Utility Commission or Federal Communications Commission. Any WCFs shall at all times be kept and maintained in good condition, order, and repair by qualified maintenance and construction personnel, so that the same shall not endanger the life of any person or any property in the Township. In the event of a change to any applicable standard or regulation, the owner of the WCF shall bring such WCF in to compliance with such change within ninety (90) days, unless a different timeframe is required by law.

(2) Engineer signature. All plans and drawings included in an application for a WCF shall contain a seal and signature of a professional engineer, licensed in the Commonwealth of Pennsylvania and certifying compliance with all local, state and federal laws and regulations applicable to the proposed WCF.

(3) Wind. Any WCF structures shall be designed to withstand the effects of wind according to the standard designed by the ANSI, as prepared by the engineering departments of the Electronics Industry Association, and telecommunications industry.

- (4) Public safety communications. No WCF shall interfere with public safety communications or the reception of broadband, television, radio, or other communication services enjoyed by occupants of nearby properties.
- (5) Maintenance. The following maintenance requirements shall apply.
- (a) Any WCFs shall be fully automated and unattended on a daily basis and shall be visited only for maintenance or emergency repair.
 - (b) Such maintenance shall be performed to ensure the upkeep of the facility in order to promote the safety and security of the Township's residents.
 - (c) All maintenance and activities shall utilize the best available technology for preventing failures and accidents.
 - (d) Any graffiti on the WCF or any related equipment shall be removed at the sole expense of the owner within 10 business days of notice of the existence of the graffiti.
- (6) Radio frequency emissions. No WCF may, by itself or in conjunction with other WCFs, generate radio frequency emissions in excess of the standards and regulations of the Federal Communications Commission (FCC) including, but not limited to, the FCC Office of Engineering Technology Bulletin 65, entitled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields," as amended. The applicant shall provide, as part of a complete application and subsequently upon request after construction, a statement from a qualified licensed and professional registered engineer that the nonionizing electromagnetic radiation (NIER) emitted from the WCF, when measured in conjunction with the emissions from all communications antennas on the tower, does not result in an exposure at any point on or outside such facility that exceeds the lowest applicable exposure standards established by the FCC or the ANSI.
- (7) Historic buildings or districts. No tower-based WCF, attached WCF, or small WCF located outside the public rights-of-way may be located on or within 200 feet of a site that is listed on the historic register or in ~~an officially designated state or federal historic district~~ a Historic District.
- (8) Identification and signs. All WCFs shall post a notice in a readily visible location identifying the name and phone number of a party to contact in the event of an emergency, subject to approval by the Township. The notice shall not exceed two square feet in gross surface area and shall be maintained by the contact party. No other signs or form of advertisement shall be permitted on the WCF and related equipment except for "no trespassing" signs placed on security fencing or related equipment in accordance with Chapter 170.

- (9) FCC license. Each person that owns or operates a WCF over 40 feet in height shall submit to the Township a copy of its current FCC license, including the name, address, and emergency telephone number for the operator of the facility.
- (10) Lighting. All WCFs shall not be artificially lighted, except as required by the Federal Aviation Administration and as may be approved by the Township. If lighting is required, the applicant shall provide a detailed plan for sufficient lighting, demonstrating as unobtrusive and inoffensive an effect as is permissible under state and federal regulations. No flag that requires lighting shall be located on the structure.
- (11) Noise. All WCFs shall be operated and maintained in accordance with manufacturer's specifications so as not to produce noise in excess of applicable noise standards under state law and Chapter 93, Disorderly Conduct, of the College Township Code of Ordinances, except in emergency situations requiring the use of a backup generator, where such noise standards may be exceeded on a temporary basis only, not to exceed 60 days total within a calendar year.
- (12) Aviation safety. All WCFs shall comply with all federal and state laws and regulations concerning aviation safety.
- (13) Retention of experts. The Township may hire any consultant(s) and/or expert(s) necessary to assist the Township in reviewing and evaluating the application for approval of the WCFs and, once approved, in reviewing and evaluating any potential violations of the terms and conditions of this section. The applicant and/or owner of the WCFs shall reimburse the Township for all costs of the Township's consultant(s) in providing expert evaluation and consultation in connection with these activities.
- (14) Nonconforming uses. Nonconforming WCFs that are hereafter damaged or destroyed due to any reason or cause may be repaired and restored at their former location, but must otherwise comply with the terms and conditions of this section. Co-location of facilities may be permitted on nonconforming structures in accordance with standards established in the Pennsylvania Wireless Broadband Collocation Act.
- (15) Insurance. Each person that owns or operates a WCF shall provide the Township with a certificate of insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering the WCF.
- (16) Removal. In the event that use of a WCF is planned to be discontinued, the owner shall provide written notice to the Township of its intent to discontinue use and the date when the use shall be discontinued. Unused or abandoned WCFs or portions of WCFs shall be removed, as follows.
- (a) All unused or abandoned WCFs and accessory facilities shall be removed within six months of the cessation of operations at the site unless a time extension is approved by the Township.

- (b) If the WCF and/or accessory facility is not removed within six months of the cessation of operations at a site, or within any longer period approved by the Township, the WCF and accessory facilities and equipment may be removed by the Township and the cost of removal assessed against the owner of the WCF.
 - (c) Any unused portions of WCFs, including antennas, shall be removed within six months of the time of cessation of operations. The Township must approve all replacements of portions of a tower-based WCF previously removed.
- (17) Inspection. To the extent not deemed by the Pennsylvania Public Utility Commission to be a "public utility," the Township reserves the right to inspect any WCF to ensure compliance with the provisions of this section and any other provisions found within the Township Code of Ordinances or state or federal law. The Township and/or its agents shall have the authority to enter the property upon which a WCF is located at any time, upon reasonable notice to the operator, to ensure such compliance.
- (18) Removal, replacement and modification.
- (a) The removal, replacement or material modification of a wireless communications facility for the purpose of upgrading or repairing the wireless communications facility shall be permitted provided that the necessary building permits are obtained pursuant to Chapter 82, Building and Construction Code, and the repair or upgrade does not substantially change the dimensions of the wireless communications facility.
 - (b) ~~For the purposes of this subsection, "replacement," "modification" and "substantially change" shall have the following definitions:~~
- ~~MODIFICATION—The improvement, upgrade or expansion of existing wireless telecommunications facilities or base stations on an existing wireless support structure or the improvement, upgrade or expansion of the wireless telecommunications facilities located within an existing equipment compound, if the improvement, upgrade, expansion or replacement does not substantially change the physical dimensions of the wireless support structure.~~
- ~~REPLACEMENT—The replacement of existing wireless telecommunications facilities on an existing wireless support structure or within an existing equipment compound due to maintenance, repair or technological advancement with equipment composed of the same wind loading and structural loading that is substantially similar in size, weight and height as the wireless telecommunications facility installed and that does not substantially change the physical dimensions of the existing wireless support structure.~~

~~SUBSTANTIAL CHANGE— A modification substantially changes the physical dimensions of a wireless communications facility if it meets any of the following criteria:~~

~~For wireless communications towers other than those towers in the public rights-of way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater; for other wireless support structures, it increases the height of the structure by more than 10% or more than 10 feet, whichever is greater;~~

~~Changes in height should be measured from the original wireless support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act;²~~

~~For wireless communications towers other than those towers in the public rights-of way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other wireless support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;~~

~~For any wireless support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights of way and base stations, it involves installation of any new equipment cabinets on the ground if there are no preexisting ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;~~

~~It entails any excavation or deployment outside the current site;~~

~~It would defeat the concealment elements of the wireless support structure; or~~

~~It does not comply with conditions associated with the siting approval of the construction or modification of the wireless support structure or base station equipment; provided, however, that this limitation does not apply to any modification that is noncompliant only in a manner that would not exceed the thresholds identified in Subsection [1] through [4] of this definition.~~

- (19) Third party property.-Proof of easement. Where the WCF is located on a property with another use, or where the WCF is collocated on a structure owned by a party other than the applicant, the WCF applicant shall present documentation to the Township Zoning Officer or Council that the owner of the property and/or structure the WCF is to be co-located on

has granted an easement for the proposed WCF and that vehicular access will be provided to the facility. Provision of such documentation shall be a condition of approval of any application for a WCF.

(20) Noncommercial usage exemption. Township residents or businesses utilizing satellite dishes and antennae for the purpose of maintaining television, phone, amateur (HAM) radio, and/or internet connections at their respective residences or businesses shall be exempt from the regulations enumerated in this section of the Zoning Ordinance.

(21) Duration of permit. A permit for a WCF shall have a term of five (5) years. Such permit shall be renewed for two additional five (5) year periods if the WCF applicant is in compliance with the criteria set forth in this Section 200-39.1 and the WCF applicant has obtained all necessary consent from the owner of the structure or property upon which the WCF is located. The WCF applicant shall submit proof of such compliance with all requirements of this Section 200-39.1 prior to the expiration of any five (5) year term.

B. Tower-based wireless communications facilities outside the rights-of-way. The following regulations shall apply to tower-based wireless communications facilities located outside of the right-of-way (ROW):

(1) Location. Tower-based WCFs located outside of a public right-of-way shall only be permitted in the following zoning districts:

(a) General Industrial District (I-1)

(b) University Planned District (UPD), Subdistricts 8, 9, 10 and 11.

(2) Minimum lot area. No minimum lot, lease area and/or license area size is required for a tower-based WCF, except as to comply with the minimum requirements of the zoning district and the regulations herein.

(3) Setbacks. A tower-based WCF and related equipment shall be set back a minimum of that required of the applicable zoning district, except for the following: No tower-based WCFs shall be located closer than 200 feet or 110% of the proposed tower height, whichever is greater, from any existing residential lot line, or vacant lot in a residential zoning district as defined in § 200-10, regardless of zoning district in which the tower-based WCF and related equipment is located.

(4) Height. The maximum height of a tower-based WCF shall be 175 feet, measured from the average natural grade of the approved facility area to the top point of the tower or antenna, whichever is greater.

(5) Combined with another use. A tower-based WCF may be permitted on a property with an existing use or on a vacant parcel in combination with another agricultural, industrial, commercial, or municipal use, subject to the following conditions:

- (a) The existing use on the property need not be affiliated with the communications facility.
- (b) The minimum lot size shall be that necessary for the tower-based WCF and any other land use to comply with the lot and setback requirements of the applicable zoning district.
- (c) Minimum setbacks. The tower-based WCF and accompanying communications facility building shall comply with the requirements for the applicable zoning district, provided that no tower-based WCFs shall be located closer than 200 feet or 110% of the proposed tower-based WCF height, whichever is greater, from any existing residential lot line or vacant lot in a residential zoning district as defined in § 200-10.

(6) Design and construction.

- (a) The tower-based WCF shall be designed and constructed as a monopole. Towers shall be galvanized and/or painted with a rust-preventive paint of an appropriate color as determined by the Township to harmonize with the surroundings. Where feasible/appropriate, the tower or antenna shall be constructed to blend in with the surrounding area.
- (b) Any height extensions to an existing tower-based WCF shall require prior approval of the Township subject to the regulations herein if the height is substantially changed as defined above in § 200-39.1A(17).
- (c) Any proposed tower-based WCF shall be designed structurally, electrically, and in all respects to accommodate both the WCF applicant's antennas and comparable antennas for at least two additional users if the tower is over 100 feet in height or for at least one additional user if the tower is over 60 feet in height. Tower-based WCFs must be designed to allow for future rearrangement of antennas upon the tower and to accept antennas mounted at various heights.
- (d) Guy wires are not permitted. The monopole must be self-supporting.

(7) Fence/screen.

- (a) A security fence of approved design, of not less than eight feet in height and no greater than 10 feet in height, shall completely enclose the tower-based WCFs. The fencing required in this subsection must also have a one-foot barbed arm slanted at a forty-five-degree angle that runs along the entire top of the fence.
- (b) Landscaping, consisting of evergreen plantings that shall reach a height of at least eight feet within five years of planting, shall be required at the perimeter of the security fences and WCFs. Existing wooded areas, tree lines, and hedgerows adjacent to the facility shall be preserved and used to substitute or meet a portion

of the buffer yard requirements. When the WCF is located in a developed commercial or industrial area, the Township Council may relax the buffer yard regulations in exchange for another type of screening that is compatible with the surrounding land use.

(8) ~~Accessory~~ Related equipment.

(a) Ground-mounted related equipment associated with, or connected to, a tower-based WCF shall be underground, if possible, or located within a building. In the event that an applicant can demonstrate that the equipment cannot be located underground or enclosed in a building to the satisfaction of the Township Engineer, then the ground-mounted equipment shall be screened from public view.

(b) All buildings and structures associated with a tower-based WCF shall be architecturally designed to blend into the environment in which they are situated and shall meet the minimum setback requirements of the underlying zoning district.

(9) Access road. ~~At~~ If deemed necessary by Township Council, an access road, turnaround space, and parking shall be provided to ensure adequate emergency and service access to tower-based WCFs. Maximum use of existing roads, whether public or private, shall be made to the extent practicable. Road construction shall at all times minimize ground disturbance and the cutting of vegetation. Road grades shall closely follow natural contours to assure minimal visual disturbance and minimize soil erosion. The vehicular access to the tower-based WCF and communications facility building related equipment shall meet the applicable municipal street standards for private streets and/or driveway standards. Where applicable, the WCF owner shall present documentation to the Township that the property owner has granted an easement for the proposed facility road/driveway.

~~C. Tower based wireless communications facilities inside the rights of way. The following regulations shall apply to tower based wireless communications facilities located in the public rights of way (ROW).~~

~~(1) Location. Tower based wireless communications facilities shall be located only in rights-of-way if the following conditions are met:~~

~~(a) There is overhead utility infrastructure installed aboveground present in the right-of-way with the overhead utility infrastructure running parallel to the road in the location of the proposed tower based WCF; and~~

~~(b) The proposed tower based WCF is located along the classes of streets noted below, as classified by Chapter 177, Street and Sidewalks.~~

~~[1] Primary arterial streets.~~

~~[2] Secondary arterial streets.~~

~~{3} Collector streets.~~

- ~~(c) The applicant for a new tower-based WCF in the right-of-way must demonstrate that the proposed wireless communications equipment cannot be accommodated on an existing structure, such as a utility pole or within the right of way of a road of higher classification than the one proposed. Any application for approval of a tower-based WCF shall include a comprehensive inventory of all existing roadways including their classification, towers and other suitable structures within a one-third-mile radius from the point of the proposed tower, unless the applicant can show to the satisfaction of the Township Council that a different distance is more reasonable. The applicant shall utilize the inventory to demonstrate conclusively why an existing roadway of higher classification, tower or other suitable structure cannot be utilized.~~
- ~~(2) Height. A tower based WCF shall not exceed 40 feet in height, including any height extensions, when located within the ROW.~~
- ~~(3) Equipment location. Tower-based WCFs and related equipment shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, or to otherwise create safety hazards to pedestrians and/or motorists or to otherwise inconvenience public use of the ROW as determined by the Township. In addition:
 - ~~(a) In no case shall ground-mounted related equipment, walls, or landscaping be located within 18 inches of the face of the curb. In the absence of a curb, facilities must be located outside the safe clear zone of the roadway as determined by Public Works Director.~~
 - ~~(b) Ground-mounted related equipment that cannot be undergrounded shall be screened, to the fullest extent possible, through the use of landscaping or other decorative features to the satisfaction of the Township Council.~~
 - ~~(c) Required electrical meter cabinets shall be screened to blend in with the surrounding area to the satisfaction of the Township.~~
 - ~~(d) Any underground vaults related to tower-based WCFs shall be reviewed and approved by the Township.~~~~
- ~~(4) Design and construction.
 - ~~(a) The WCFs shall employ the most current stealth design available in an effort to appropriately blend into the surrounding environment and minimize the aesthetic impact. The application of the stealth technology chosen by the WCF applicant shall be subject to the approval of the Township in accordance with § 200-39.1F.~~
 - ~~(b) Any height extensions to an existing tower-based WCF shall require prior approval of the Township to the extent permitted by federal and state law.~~~~

~~(e) Guy wires are not permitted. The monopole must be self-supporting.~~

~~(5) Additional antennas. As a condition of approval for all tower based WCFs in the ROW, the WCF applicant shall provide the Township with a written commitment that it will allow other service providers to co-locate antennas on tower based WCFs where technically and economically feasible.~~

~~D. C.~~ Attached wireless communications facilities outside of right-of-way. The following regulations shall apply to all attached wireless communications facilities located outside of the ROW:

- (1) Location. Permitted in all zones attached to any structure except as follows:
 - (a) Attached WCF shall not be located on single-family homes, patio homes, duplexes, and townhouses or structures accessory to such.
 - (b) Attached WCF shall not be located within a distance equal to 110% the total combined height of the proposed WCF and wireless support structure to the lot line of an existing single-family home, patio home, duplex, or townhome as measured between the nearest points of the lot line for the aforementioned structure and any portion of the attached WCF.
- (2) Setbacks. If the WCF applicant proposes to locate the communications equipment in a separate building, said building shall comply with the minimum requirements for the applicable zoning district.
- (3) The highest point of an attached WCF located outside of a right-of-way shall be no greater than 20 feet above the roof of a building or highest point of a nonhabitable structure to the extent permissible by law.
- (4) Design regulations. Attached WCFs shall be designed in a manner that the antennas and all related equipment match the supporting structure to which they are attached or designed to minimize visibility in order to limit the aesthetic impact. The following additional regulations shall apply to attached WCFs located in districts other than those enumerated above in § 200-39.1B(1).
 - (a) The attached WCFs shall be camouflaged using stealth design as described in § 200-39.1F.
 - (b) Any related equipment placed on the ground shall be located inside a structure that is designed in a manner to resemble other structures typically found within the zoning district where the attached WCF is proposed except as noted below.

[1] When located on a roof of a structure, the related equipment located on the roof of a structure shall be set back or located to minimize visibility or

placed in an enclosure mounted on the roof which matches the architecture in terms of materials and colors of the structure it is located on.

[2] If the related equipment is proposed to be within 200 feet of the lot line of an existing single-family home, patio home, duplex, or townhome as measured between the nearest points of the lot line for any of the aforementioned structure and any portion of the attached WCF, then the related equipment shall be located in an underground vault. However, if the existing single-family home, patio home, duplex or townhome is located in a commercial or industrial zoning district as defined § 200-8, the undergrounding of related equipment shall not be required.

(c) Vehicular access to the communications equipment building shall not interfere with the parking or vehicular circulations on the site for the primary use.

D. Small Wireless Communications Facilities. The following regulations shall apply to small wireless communications facilities.

(1) Permitted in all zoning districts.

(a) Small WCFs shall be a permitted use in all Township zoning districts, subject to the requirements of this Section 200-39.1 and generally applicable permitting as required by the Township Code.

(2) Location and development standards.

(a) Small WCFs in the public ROW requiring the installation of a new wireless support structure shall not be located in front of any building entrance or exit.

(b) All small WCFs shall comply with the applicable requirements of the Americans with Disabilities Act and all requirements applicable to streets and sidewalks as established by Chapter 177 of the Township Code.

(3) Time, Place and Manner. Once approved, the Township shall determine the time, place and manner of construction, maintenance, repair and/or removal of all small WCFs in the ROW based on public safety, traffic management, physical burden on the ROW, and related considerations.

(4) Attachment to municipal structures. The Township shall allow the collocation of small WCFs to structures owned by the Township in accordance with the hierarchy detailed in this section. If the applicant is proposing the collocation of a small WCF on a lower priority structure, it shall be a condition to the approval of the application that the applicant provide evidence that collocation on a higher priority structure or wireless support structure owned by a third-party is not technically feasible. In order from most preferable to least preferable, the Township's collocation preferences are as follows.

- (a) Power/communication poles;
 - (b) Traffic signal poles without traffic signals;
 - (c) Light poles (non-decorative)
 - (d) Traffic signal poles;
 - (e) Decorative light poles.
- (5) Obstruction. Small WCFs and related equipment shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, create safety hazards to pedestrians and/or motorists, or to otherwise inconvenience public use of the ROW as determined by the Township.
- (6) Design standards. All small WCFs in the Township shall comply with the requirements of the Township *Small Wireless Communications Facility Design Manual*. A copy of such shall be kept on file at the Township Zoning Department.
- (7) Obsolete equipment. As part of the construction, modification or replacement of a small WCF, the applicant shall remove any obsolete or abandoned equipment from the wireless support structure.
- (8) Relocation or Removal of Facilities. Within ninety (90) days following written notice from the Township, or such longer period as the Township determines is reasonably necessary or such shorter period in the case of an emergency, an owner of a small WCF in the ROW shall, at its own expense, temporarily or permanently remove, relocate, change or alter the position of any WCF when the Township, consistent with its police powers and applicable Public Utility Commission regulations, shall determine that such removal, relocation, change or alteration is reasonably necessary under the following circumstances:
- (a) The construction, repair, maintenance or installation of any Township or other public improvement in the right-of-way;
 - (b) The operations of the Township or other governmental entity in the right-of-way;
 - (c) Vacation of a street or road or the release of a utility easement; or
 - (d) An emergency that constitutes a clear and immediate danger to the health, welfare, or safety of the public as determined by the Township.
- (9) Time limit for completion of construction. The proposed collocation, modification or replacement of a wireless support structure or the installation of a new wireless support structure with small WCF attached for which a permit is granted under this section shall be completed within one year of the permit issuance date unless the Township and the applicant agree in writing to extend the period.

(10) Reimbursement for ROW Use. In addition to permit fees as described in this section, every small WCF in the ROW is subject to the Township's right to fix annually a fair and reasonable fee to be paid for use and occupancy of the ROW. Such compensation for ROW use shall be directly related to the Township's actual ROW management costs including, but not limited to, the costs of the administration and performance of all reviewing, inspecting, permitting, supervising and other ROW management activities by the Township. The owner of each small WCF shall pay an annual fee to the Township to compensate the Township for the Township's costs incurred in connection with the activities described above. Such fees shall comply with the applicable requirements of the Federal Communications Commission.

~~E. Attached wireless communications facilities in the rights-of-way. The following additional regulations shall apply to all attached wireless communications facilities located in the rights-of-way.~~

~~(1) Location. Attached WCFs shall be permitted in the right of way if there are aboveground utilities present or street lights to which the attached WCF can be mounted.~~

~~(2) Design requirements.~~

~~(a) WCF installations located above the surface grade in the public ROW including, but not limited to, those on street lights and joint utility poles, shall consist of equipment components that are no more than six feet in height and that are compatible in scale and proportion to the structures upon which they are mounted. All equipment shall be the smallest and least visibly intrusive equipment feasible.~~

~~(b) Antennas and all support equipment shall be treated to match the supporting structure. WCFs and accompanying equipment shall be painted, or otherwise coated, to be visually compatible with the support structure upon which they are mounted.~~

~~(3) Equipment location. Attached WCFs and related equipment shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, or to otherwise create safety hazards to pedestrians and/or motorists or to otherwise inconvenience public use of the ROW, as determined by the Township. In addition:~~

~~(a) In no case shall ground-mounted related equipment, walls, or landscaping be located within 18 inches of the face of the curb. In the absence of a curb, facility must be located outside the safe clear zone of the roadway, as determined by Public Works Director.~~

~~(b) Ground-mounted related equipment shall be located underground. In the event an applicant can demonstrate, to the satisfaction of the Township Engineer, that ground-mounted related equipment cannot be undergrounded, then all such~~

equipment shall be screened, to the fullest extent possible, through the use of landscaping or other decorative features to the satisfaction of the Township.

~~(c) Required electrical meter cabinets shall be screened to blend in with the surrounding area to the satisfaction of the Township.~~

~~(d) Any underground vaults related to attached WCFs shall be reviewed and approved by the Township.~~

~~(4) Height. The highest point of an attached WCF located inside of a right of way shall be no greater than six feet above the structure the communication antenna is mounted on or 40 feet as measured from the ground, whichever is greater.~~

F. E. Stealth design requirements. When stealth design is required, WCFs shall be designed in a manner that they blend in with the surrounding environment based upon the method of attachment or mounting of communications antenna noted below.

(1) Roof-mounted communications antenna. A WCF mounted on the roof of an existing structure shall be concealed from view from the ROW and adjacent property owners through the use of raised parapets, camouflaged to look like an equipment or mechanical penthouse, by setting the antennas back from the edge, or similar method that creates a visual screen from the ROW and adjacent properties. See Figure 1 for examples.

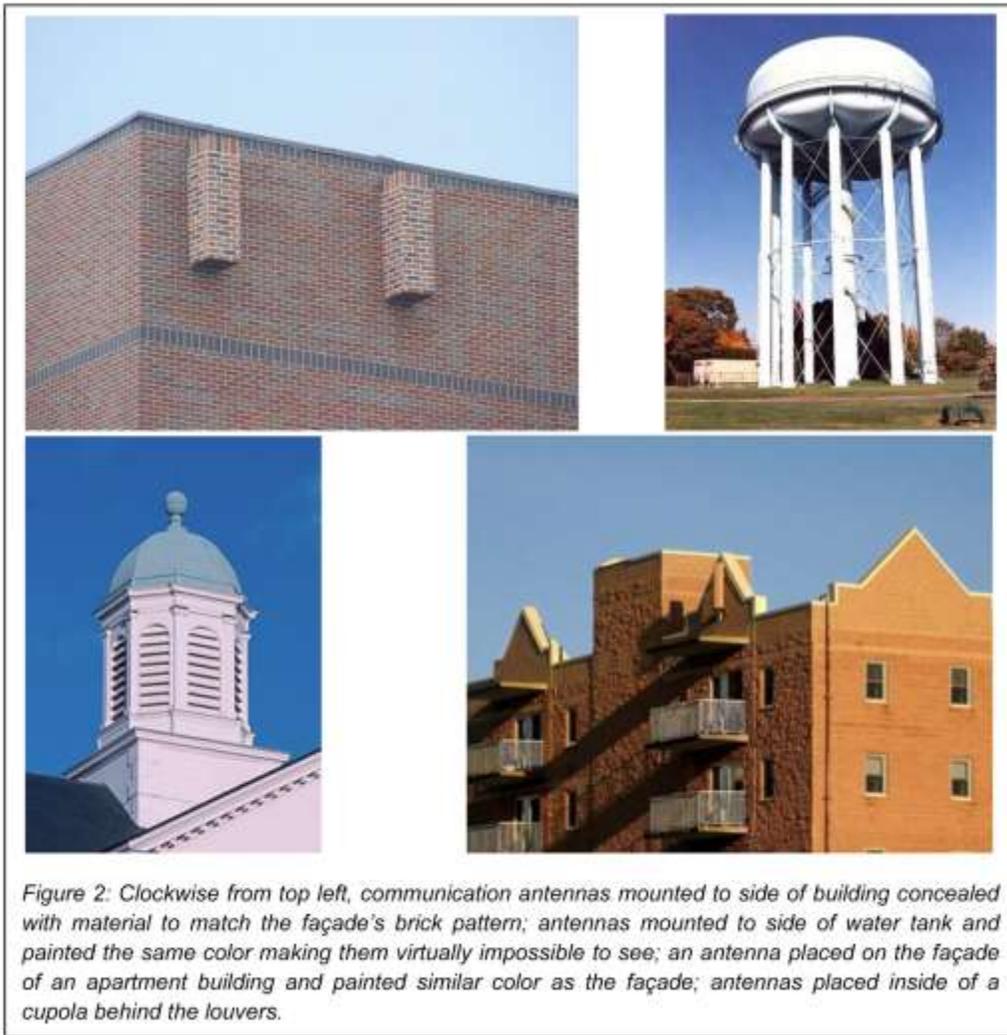


(2) Facade-mounted communications antenna. A WCF mounted to and supported by any part of an existing building or structure other than a roof such as a building wall, mechanical penthouse screen, parapet, column, side elements of a cupola, steeple, bell or water tower or the side elements of similar structures shall be regulated as follows:

(a) The communications antenna shall appear as an integral part of the building by concealing from view the antennas with the use of building material that matches the wall to which the antenna is mounted or through painting the communications antenna to match the wall to which it is mounted.

(b) No part of the communications antenna shall extend above the side element of the structure to which it is attached.

(c) Figure 2 illustrates facade-mounted antennas.



~~(3) Pole-mounted. Communications antennas mounted to an existing vertical structural element such as electrical transmission and distribution lines, street lights, traffic signals, flagpoles or similar structures shall be designed as follows:~~

~~(a) The communications antennas shall be concealed by material sufficient to hide the antenna(s) from view. The overall diameter of the antennas and their concealment shall be no greater than 150% of the diameter of the pole to which it is mounted. The same shall apply to any communications antenna(s) mounted on top of the pole. Any extensions to the pole to raise the height of the communications antenna shall maintain the same diameter of pole that is being extended.~~

~~(b) The communications antennas and any associated extension of the pole shall replicate the color and material of the existing pole that the antenna is attached to unless College Township Council or Zoning Officer finds that another color or material would be sufficient.~~

~~(c) See Figure 3 for illustrative examples of pole-mounted antennas.~~

(3) Small wireless communications facilities. Small wireless communications facilities shall comply with the applicable design requirements established by the Township *Small WCF Design Manual*.

(4) Tower-based wireless communication facility. Where a communications antenna(s) is placed on a wireless communications tower and is required to utilize stealth design, the wireless communications tower shall be designed as a monopole and the communications antennas shall be designed as follows:

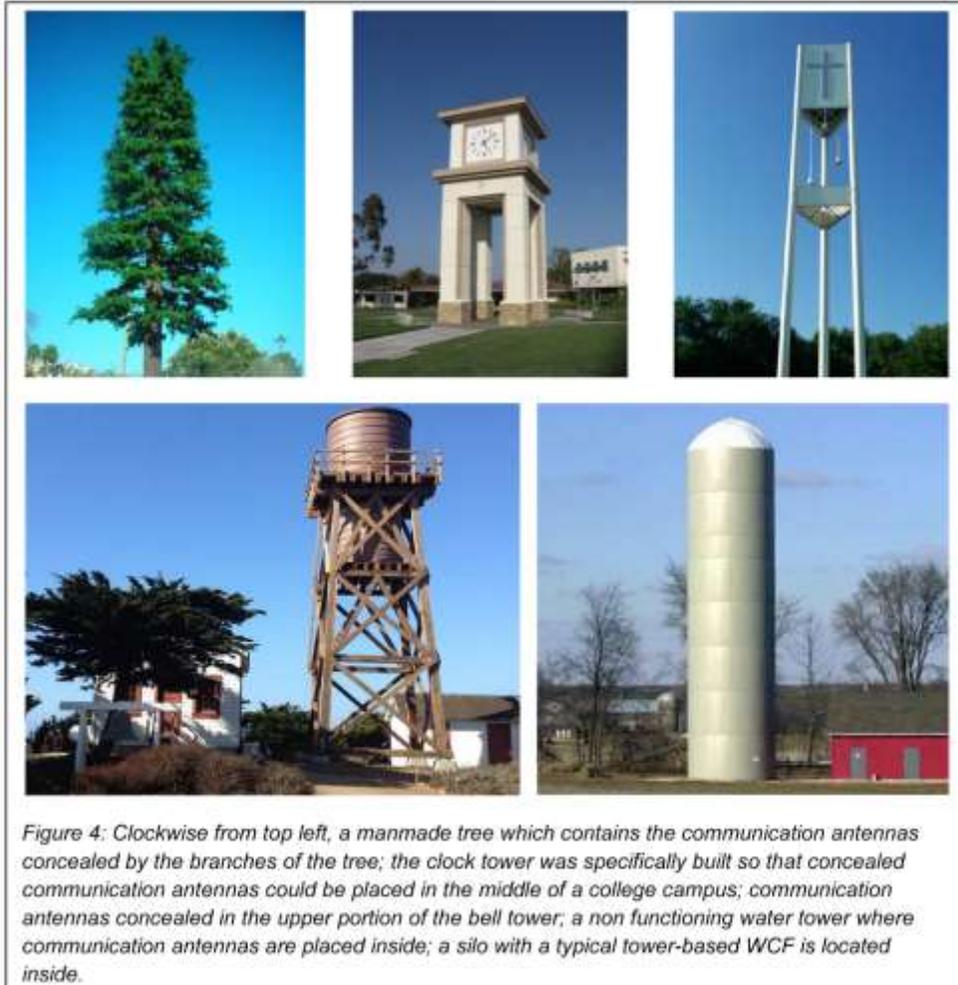
(a) The communications antenna(s) shall be concealed by material sufficient to hide the antenna(s) from view. The overall diameter of the antennas and their concealment shall be no greater than 150% of the diameter of the pole to which it is mounted. The same shall apply to any communications antenna(s) mounted on top of the pole. Any extensions to the pole to raise the height of the communications antenna shall maintain the same diameter of pole that is being extended.

(b) The communications antenna(s) shall replicate the color and material of the pole that the antenna is attached to unless College Township Council or Zoning Officer finds that another color or material would be sufficient.

(c) See Figure 3 for illustrative examples of pole-mounted antennas.



- (5) Alternative wireless communication structure. Communications antennas may also be concealed within new freestanding man-made structures that are primarily designed to support communications antenna(s) which are concealed within the building or structure. Examples of such include but are not limited to simulated trees, clock towers, bell steeples, flagpoles and silos. These structures shall have the following design regulations.
- (a) No portion of the communications antenna(s) shall extend beyond the outside edges of the building or structure that is designed to camouflage the antenna(s).
 - (b) All portions of the communications antenna(s) shall be concealed and not visible.
 - (c) The overall height of the alternative WCF structure shall not exceed the maximum permitted building height in the respective zoning district plus an additional 20 feet inclusive of all portions of the structure and antenna(s).
 - (d) Alternative WCF structures shall follow the review procedure established for tower-based WCFs in § 200-39.1G(1).
 - (e) The alternative WCF structure shall only be permitted in zoning districts where the replicated structure is a permitted primary or accessory use.
 - (f) See Figure 4 for illustrative example of alternative WCF structures.



- (6) Maintenance. All WCFs utilizing stealth design shall properly maintain the material used to conceal the communications antennas so that they are not in a state of disrepair, considered a safety hazard, or otherwise no longer serve the purpose of camouflaging the antenna.

G- F. Procedure.

- (1) All applications for development of a tower-based WCF that does not meet the definition of a small WCF shall be submitted to the Township via the conditional use process established in Articles I, II and III of Chapter 87, Conditional Uses. In addition, the following information shall be submitted at time of application:
- (a) Evidence of need. The applicant shall submit to College Township evidence of the need for the tower-based WCFs in the proposed location and that the applicant has exhausted all alternatives to locate on an existing tower or structure (co-location). In addition, the applicant must demonstrate via written evidence from a qualified, licensed, professional engineer that, in terms of location and construction, there are no existing towers, infrastructure tower-based WCFs, buildings, structures, elevated tanks, or similar uses able to

provide the platform for the antenna within a one-third-mile radius or one-mile radius for tower-based WCFs taller than 50 feet of the chosen location, unless the applicant can demonstrate to the satisfaction of the Township Council that a different distance is more reasonable. Co-location is not possible if:

- [1] Capacity diagrams and technical reports demonstrate that colocation on an existing tower-based WCF is not technically possible in order to serve the desired need;
- [2] Planned equipment would exceed the structural capacity of existing towers within the Township, considering existing and planned use of those towers, and existing towers cannot be reinforced to accommodate planned or equivalent equipment at a reasonable cost;
- [3] Planned equipment will cause radio frequency (RF) interference with other existing or planned equipment for that tower, and the interference cannot be prevented at a reasonable cost;
- [4] Existing or approved towers do not have the space on which planned equipment can be placed so it can function effectively and at least in parity with other similar equipment in place or planned; and/or
- [5] Other reasons can be demonstrated to the satisfaction of the Township that make it impractical to place the equipment planned by the applicant on existing and approved towers.

- (b) Notice. Upon receipt of a complete application for a tower-based WCF, the applicant shall mail notice thereof to the owner or owners of every property within 500 radial feet of the parcel or property of the proposed facility. The applicant shall provide the Township with evidence that the notice was mailed out to applicable property owners.
- (c) State and federal regulations. The conditional use application shall also be accompanied by documentation demonstrating that the proposed tower-based WCF complies with all state and federal laws and regulations concerning aviation safety.
- (d) All applicable provisions. The conditional use application shall be accompanied by documentation demonstrating that the proposed tower-based WCF complies with all applicable provisions in this section.
- (e) Notice. Upon receipt of a complete application for a tower-based WCF, the applicant shall mail notice thereof to the owner or owners of every property within 500 radial feet of the parcel or property of the proposed facility. The applicant shall provide the Township with evidence that the notice was mailed out to applicable property owners.

- (f) Surrounding environs. A soil report complying with the standards of Appendix I: Geotechnical Investigations, ANSI/EIA/TIA-222-G Manual, as amended, shall be submitted to the Township to document and verify design specifications of the foundation for the tower-based WCFs.
 - (g) Timing of approval. Within 30 calendar days prior that an application for a tower-based WCF is filed with the Township, the Township shall notify the WCF applicant in writing of any information that may be required to complete such application. All applications for tower-based WCFs shall be acted upon within 150 days of the receipt of a fully completed application for the approval of such tower-based WCF and the Township shall advise the WCF applicant in writing of its decision. If additional information was requested by the Township to complete an application, the time required by the WCF applicant to provide the information shall not be counted toward the one-hundred-fifty-day review period.
- (2) All applications for the placement of attached WCFs that do not meet the definition of a small WCF require zoning and building permits pursuant to the application and approval procedures for such.
- (a) Timing of approval. Applications for a co-located or attached WCF that do not fall under the Pennsylvania Wireless Broadband Collocation Act³ shall be reviewed within 90 days of a receipt of a completed application. The Township shall notify the applicant of completeness of the application within 30 days of initial receipt. Incomplete applications shall not be evaluated for zoning approvals.
 - (b) The following regulations shall apply to all co-located and attached WCF that fall under the Pennsylvania Wireless Broadband Collocation Act and the FCC's 2014 Order and Report:
 - [1] Permit required. Attached WCF applicants proposing the modification of an existing tower-based WCF shall obtain a building permit from the Township. In order to be considered for such permit, the attached WCF applicant must submit a permit application to the Township in accordance with applicable permit policies and procedures.
 - [2] Timing of approval for applications that fall under the Wireless Broadband Collocation Act. Within 30 calendar days of the date that an application for an attached WCF is filed with the Township, the Township shall notify the WCF applicant in writing of any information that may be required to complete such application. Within 60 calendar days of receipt of a complete application, the Township shall make its final decision on whether to approve the application and shall advise the WCF applicant in writing of such decision.

[3] Permit fees. The Township may assess appropriate and reasonable permit fees directly related to the Township's actual costs in reviewing and processing the application for approval of an attached WCF or \$1,000, whichever is less.

(3) All applications for the placement of small WCFs require zoning and building permits pursuant to the application and approval procedures for such.

(a) All applicable provisions. The small WCF application shall be accompanied by documentation demonstrating that the proposed small WCF complies with all applicable provisions in this section 200-39.1 and the Township's *Small WCF Design Manual*.

(b) Applications for small WCFs shall be submitted to the Township Zoning Officer.

(c) Applications for small WCFs shall include the following:

[1] The name and contact information, including phone number, for both the applicant and the owner of the proposed small WCF.

[2] The name and contact information, including phone number, of the owner of the structure and/or property on which the small WCF will be located.

[3] A cover letter detailing the location of the proposed site, all equipment being proposed as part of the small WCF, and a certification that the applicant has included all information required by the Township Code, signed by a representative of the applicant.

[4] A before-and-after depiction of the proposed site, such as a construction drawing, showing all equipment being proposed as part of the small WCF.

[5] If the small WCF is proposed for location on an existing or replacement wireless support structure that currently supports existing attachments, the depiction shall show the location and dimensions of all such attachments.

[6] If installation of a new or replacement wireless support structure is being proposed, the depiction shall include the color, dimensions, material and type of wireless support structure proposed.

[7] The manufacturer and model, proposed location, and physical dimensions (including volume) of each piece of equipment proposed as part of the small WCF.

[8] An aerial photograph of the proposed site showing the area within 500 feet of the small WCF. The aerial photograph shall identify all structures within such radius.

[9] Photo simulations depicting the small WCF from at least three locations near the proposed site. The photo simulations should reflect the proposed design and location of all equipment associated with the small WCF.

[10] A written certification by a structural engineer licensed in the Commonwealth of Pennsylvania confirming that the proposed small WCF and wireless support structure are structurally sound and shall not endanger public health and safety.

[11] A report by a qualified engineering expert which shows that the small WCF will comply with applicable FCC regulations, including applicable standards for radiofrequency emissions.

[12] A certificate of insurance as required by Section 200-39.1A(15).

[13] All application fees required by the Township as detailed in the Township fee schedule.

(d) Timing of Approval.

[1] Within ten (10) business days of the date that an application for a small WCF is filed with the Township Zoning Officer, the Township shall notify the applicant in writing of any information that may be required to complete such application. The applicant may then resubmit its application, at which point the applicable timeframe for approval shall restart. Any subsequent notice of incompleteness shall be issued within ten (10) business days of receipt of a resubmitted application and shall toll the applicable timeframe for approval until such time as the application is resubmitted.

[2] Within sixty (60) days of receipt of an application for collocation of a small WCF on a preexisting wireless support structure, the Township Zoning Officer shall make a final decision on whether to approve the application and shall notify the applicant in writing of such decision.

[3] Within ninety (90) days of receipt of an application for a small WCF requiring the installation of a new or replacement wireless support structure, the Township Zoning Officer shall make a final decision on whether to approve the application and shall notify the applicant in writing of such decision.

[4] If the Township denies an application for a small WCF, the Township shall provide the applicant with written documentation of the basis for denial, including the specific provisions of the Township Code on which the denial was based, within five (5) business days of the denial.

[5] The applicant may cure the deficiencies identified by the Township and resubmit the application within thirty (30) days of receiving the written basis for the denial without being required to pay an additional application fee. The Township shall approve or deny the revised application within thirty (30) days of the application being resubmitted for review.

- (e) Consolidated applications. A single applicant may not submit more than one consolidated or 20 single applications for collocated small WCFs in a 30-day period. If the Township receives more than one consolidated application or 20 single applications within a 45-day period, the applicable timeframe under Section 200-39.1G(3)(d) shall be extended by 15 days.
- (f) Restoration deposit. Prior to the issuance of a permit authorizing construction of a small WCF, the applicant shall, at its own cost and expense, deliver a restoration deposit in an amount determined by the Public Works Director or his designee. The return of the deposit shall be contingent upon the proper restoration of the ROW and compliance with the terms and conditions of this section. Upon installation of the small WCF, the applicant shall notify the Township that the site is ready for inspection. The Public Works Director or his designee shall inspect the site and, if it is found to be satisfactory, the restoration deposit shall be refunded to the applicant within 30 days. The restoration deposit may be forfeited in whole or in part to the Township if any work is found to be incomplete or not in compliance with all applicable standards.
- (g) Duration of permit. A permit for a small WCF shall have a term of five (5) years. Such permit shall be renewed for two additional five (5) year periods if the WCF applicant is in compliance with the criteria set forth in this act or applicable codes consistent with this Section 200-39.1 and the WCF applicant has obtained all necessary consent from the utility pole owner. The WCF applicant shall submit proof of such compliance with all requirements of this Section 200-39.1 prior to the expiration of any five (5) year term.

~~H. Use of right of way. The following regulations shall apply to those WCFs located within a right of way:~~

- ~~(1) Time, place and manner. The Township shall determine the time, place, and manner of construction, maintenance, repair, and/or removal of all WCFs located in the ROW based on public safety, traffic management, physical burden on the ROW, and related considerations. For public utilities, the time, place, and manner requirements shall be consistent with the police powers of the Township and the requirements of the Public Utility Code.~~
- ~~(2) Visual effects. The Township retains the right to deny an application for the construction or placement of a WCF located in the right of way based upon visual~~

~~and/or land use impact. The Township reserves the right to deny such requests based upon aesthetic impact.~~

- ~~(3) Compensation for ROW use. In addition to the applicable permit fees, every WCF in the ROW is subject to the Township's right to fix annually a fair and reasonable compensation to be paid for use and occupancy of the ROW. Such compensation for ROW use shall be directly related to the Township's actual ROW management costs including, but not limited to, the costs of the administration and performance of all reviewing, inspecting, permitting, supervising, and other ROW management activities by the Township. The owner of each WCF in the ROW shall pay an annual fee to the Township to compensate the Township for the Township's costs incurred in connection with the activities described above. The annual ROW management fee for attached WCFs shall be determined by the Township and authorized by resolution of the College Township Council and shall be based on the Township's actual ROW management costs as applied to such WCF.~~
- ~~(4) Restoration deposit. Prior to the issuance of a permit, the owner of each individual tower-based WCF shall, at its own cost and expense, deliver a restoration deposit in an amount determined by the Director of Public Works or his designee. The return of the deposit shall be contingent upon the proper restoration of the ROW and compliance with the terms and conditions of this section. Upon installation of the tower-based WCF, the applicant shall notify the Township that the site is ready for inspection. The Public Works Director or his designee shall inspect the site and, if it is found to be satisfactory, the restoration deposit shall be refunded to the applicant within 30 days. The restoration deposit may be forfeited in whole or in part to the Township if any work is found to be incomplete or not in compliance with all applicable standards.~~
- ~~(5) Relocation or removal of facilities. Within 60 days following written notice from the Township, or such longer period as the Township determines is reasonably necessary, or such other period in the case of an emergency, an owner of a WCF in the ROW shall, at its own expense, temporarily or permanently remove, relocate, change, or alter the position of any WCF when the Township, consistent with its police powers and applicable Public Utility Commission regulations, shall have determined that such removal, relocation, change, or alteration is reasonably necessary under the following circumstances:
 - ~~(a) The construction, repair, maintenance, or installation of any Township or other public improvement in the right of way;~~
 - ~~(b) The operations of the Township or other governmental entity in the right of way;~~
 - ~~(c) Vacation of a street or road or the release of a utility easement; or~~
 - ~~(d) An emergency as determined by the Township.~~~~

SECTION III. AMENDMENT OF CERTAIN USE TABLES.

Attachment 200b “Forest District,” Attachment 200c “Agricultural District,” “Attachment 200d “OSRC District,” Attachment 200e “RR District,” Attachment 200f “SFR District,” Attachment 200g “TFR District,” Attachment 200h “MFR District,” Attachment 200i “Village Ctr District,” Attachment 200j “RO District,” Attachment 200k “General Comm District” Attachment 200l “Gateway Comm District,” Attachment 200o “Office Commercial District,” and Attachment 200p “General Indus District” are hereby amended by adding “Wireless Communications Facility – See Section 200-39.1, Wireless Communications Facilities, for requirements” to the list of “Primary Uses” and “Accessory Uses.”

SECTION IV. MISCELLANEOUS.

- A. Police powers. The Township, by granting any permit or taking any other action pursuant to this chapter, does not waive, reduce, lessen, or impair the lawful police powers vested in the Township under applicable federal, state and local laws and regulations.
- B. Severability. If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held illegal or invalid by any court of competent jurisdiction, such provision shall be deemed a separate, distinct and independent provision, and such holding shall not render the remainder of this Chapter invalid.
- C. Effective Date. This Ordinance shall become effective five (5) days after enactment by the Council of the Township of College.

ENACTED AND ORDAINED this 21st day of July, 2022.

ATTEST:

COLLEGE TOWNSHIP COUNCIL:

Adam T. Brumbaugh

D. Richard Francke

Township Manager

Council Chair