

**WEST BRADFORD TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA**

**RESOLUTION 21-25**

**WHEREAS**, a Federal Communications Commission (FCC) decision on small cell wireless facilities has been made regarding aesthetics of these facilities; and

**WHEREAS**, the Township has previously adopted ordinances to regulate wireless communications facilities but desires to further clarify those regulations, and provide for more specific design requirements for such facilities, and more particularly for Small Wireless Facilities (SWF); and

**WHEREAS**, the Township has determined that in cases where adopted ordinances conflict with the Design Guidelines adopted pursuant to this aesthetics policy, then the Design Guidelines shall be controlling and supersede with respect to the elements of design; and

**WHEREAS**, the Township has identified additional revisions to be made to the original Design Guidelines adopted pursuant to Resolution 20 - 27. Such revisions are permitted by recently enacted legislation;

**WHEREAS**, this Township recommends adoption of an amended aesthetics policy setting forth revised Design Guidelines for Small Wireless Facilities.

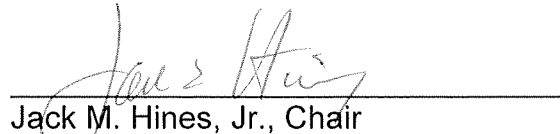
NOW, THEREFORE, BE IT RESOLVED to officially adopt the new Small Wireless Facility Design Guidelines attached hereto which may be further amended by resolution.


Dated this 28 day of September, 2021.

ATTEST:

  
Justin V. Yaich, Secretary

**WEST BRADFORD TOWNSHIP  
BOARD OF SUPERVISORS**

  
Jack M. Hines, Jr., Chair

  
Kevin Houghton, Vice-Chair

  
Laurie W. Abele, Member

# **WEST BRADFORD TOWNSHIP**

## **SMALL WIRELESS FACILITY DESIGN GUIDELINES**

### **I. PURPOSE AND COMPLIANCE**

The municipality finds that in order to protect the public health, safety and welfare of its residents and to reasonably manage and protect the public rights-of-way (the "ROW") and its uses in the municipality, it is in the best interest of the municipality and its residents and businesses to establish Small Wireless Facility Design Guidelines (the "Guidelines") to provide the aesthetic requirements and other specifications and reasonable conditions that small wireless facilities and wireless support structures installed within the public ROW must meet prior to and following installation.

The objective of these Guidelines is to strike a balance between preserving and protecting the character of the municipality through careful design, siting, and camouflaging techniques to blend these facilities into their surrounding environment and provide other reasonable conditions upon such placement and use of the ROW, while enhancing the ability of small wireless facilities carriers to deploy small wireless facilities and wireless support structures in the municipality effectively and efficiently so that residents, businesses, and visitors benefit from ubiquitous and robust wireless service availability.

These Guidelines apply to requests to locate small wireless facilities ("SWF") in the ROW and ongoing use of the ROW for such purposes. These Guidelines are administered through the permitting process conducted by the codes department or zoning officer of the municipality.

Placement or modification of a SWF and/or wireless support structures shall comply with these Guidelines at the time the permit for installation or modification is approved and as amended from time to time. Wireless service providers and permittees are also required to comply with municipal ordinances, codes and other applicable law and regulations.

### **II. DEFINITIONS**

The definitions contained in the municipality's Zoning Ordinance, and any Small Wireless Facilities Ordinance, as applicable to wireless communications facilities are incorporated into this policy by reference as though fully set forth herein.

### **III. APPLICATION REQUIREMENTS**

As part of the permitting process, the following must be provided:

**A. PROOF OF AGENT DESIGNATION (IF APPLICABLE)**

If the applicant is serving as an agent of a SWF owner/operator, the applicant must provide written documentation of the agent designation signed by the owner/operator.

**B. MAP**

The applicant must include an aerial map showing the location of the proposed or existing support structure to which the SWF is proposed to be attached, or from which a SWF is proposed to be removed.

**C. PHOTO SIMULATIONS**

For all applications to locate SWF in the ROW, the applicant shall provide photo simulations from at least two reasonable line-of-site locations near the proposed project site. The photo simulations must be taken from the viewpoints of the greatest pedestrian or vehicular traffic.

**D. CONSOLIDATED APPLICATIONS**

An applicant seeking to construct, modify, collocate or replace more than one SWF or more than one wireless support structure within the municipality may file a consolidated application for multiple small wireless facility requests or wireless support structure requests provided the requests grouped on a consolidated application only address substantially the same type of SWF or substantially the same type of wireless support structures.

**E. SITE AND OTHER PLANS AND STRUCTURAL CALCULATIONS**

The applicant must include fully dimensioned site plans, elevation drawings and structural calculations that depict any known existing wireless facilities with all existing transmission equipment and other improvements, the proposed facility with all proposed transmission equipment and other improvements, and the legal boundaries of the existing right-of-way and any associated access and utility easements. Fully dimensioned site plans shall indicate the spacing from existing curb, driveways, sidewalks, light poles and any other poles or appurtenances.

**F. FULL DESCRIPTION OF NUMBER AND DIMENSIONS OF FACILITIES AND/OR STRUCTURES TO BE INSTALLED**

The applicant must include a full description of the number and dimensions of all SWF proposed to be installed and the wireless support structure, either new or existing, to be utilized for each SWF. For all equipment proposed to be installed, the applicant must include: (1) the manufacturer's name and model number; (2) physical dimensions, including without limitation, height, width, depth and weight with mounts and other necessary hardware; and (3) the ambient noise level generated from the equipment, if any.

#### **G. OWNER'S AUTHORIZATION AND SUBMISSION OF FEES**

For any application to attach a SWF to a wireless support structure that is not owned by the municipality, the applicant must submit evidence sufficient to show that either: (1) applicant owns the proposed support structure; or (2) applicant has obtained the owner's written authorization to file the application. The applicant shall also submit the appropriate application fees to the Township and agree to pay any Right-of-Way access fees applicable to the project.

### **IV. AESTHETIC REQUIREMENTS FOR SMALL WIRELESS FACILITIES**

#### **A. ANTENNAS**

1. Each small wireless antenna shall be located entirely within a shroud or canister type enclosure.
2. The diameter of the antenna enclosure at its widest point should not be wider than two times the diameter of the top of the wireless support structure. The enclosure shall not exceed six cubic feet in volume.
3. All antenna enclosures shall either be mounted to the top of the wireless support structure pole and aligned with the centerline of the wireless support structure, or mounted to the side of the wireless support structure such that the vertical centerline of the antenna enclosure shall be parallel with the wireless support structure with the height of the side mounted antenna being at a location on the wireless support structure noted in the application and approved by the municipality, but at least 10 feet above ground level at its lowest point.
4. Tree "topping" or the improper pruning of trees is prohibited.

#### **B. CABLES AND WIRES**

All cables, wires and connectors related to the SWF must be fully concealed on the wireless support structure and shall match the color of the wireless

support structure. There shall be no external cables and wires related to the SWF hanging off or otherwise exposed on the wireless support structure.

#### C. COLORS

All colors shall match the background of any wireless support structure that the facilities are located upon, including equipment cabinets. Notwithstanding the foregoing, in the case of existing wood utility poles, finishes of conduit shall be zinc, aluminum or stainless steel, or colored to match those metal finishes, and equipment cabinets shall be the color of brushed aluminum.

#### D. EQUIPMENT ENCLOSURES/CONCEALMENT

1. Equipment enclosures, including electric meters, shall be as small as possible, but in no event larger than 28 cubic feet in volume. Ground-mounted equipment shall incorporate concealment elements into the proposed design matching color and materials of the wireless support structure, unless other materials or colors are approved by the municipality. Concealment may include, but shall not be limited to, landscaping, strategic placement in less obtrusive locations and placement within existing or replacement street furniture.
2. Radio equipment shall be fully enclosed within an equipment cabinet or concealed within the antenna shroud enclosure matching the color and materials of the wireless support structure, unless other materials or colors are approved by the municipality.
3. Landscaping concealing equipment enclosures shall be planted in such quantity and size such that 100% screening is achieved within two years of installation.

#### E. SIGNAGE/LOGOS/LIGHTS/DECALS/COOLING FANS

1. Signage: The SWF permittee shall post its name, location identifying information, and emergency telephone number in an area on the cabinet of the small wireless facility that is visible to the public. Signage required under this section shall not exceed 4 inches by 6 inches. If no cabinet exists, the signage shall be placed at the base of the pole.
2. Lights: New small wireless facilities and wireless support structures shall not be illuminated, except in accordance with state or federal regulations, or unless illumination is integral to the camouflaging strategy such as design intended to look like a streetlight pole.

3. Logos/Decals: The small wireless facility operator/permittee shall remove or paint over unnecessary equipment manufacturer decals. The color shall match or shall be as approved by the municipality. SWF and wireless support structures shall not include advertisements and may only display information required by a federal, state or local agency. The SWF operator/permittee shall utilize the smallest and lowest visibility RF warning sticker required by government or electric utility regulations. Placement of the RF sticker shall be as close to the antenna as possible.
4. Cooling Fans: In residential areas, the small wireless facility operator/permittee shall use a passive cooling system. In the event that a fan is needed, the small wireless facility operator/permittee shall use a cooling fan with a low noise profile.

## **V. LOCATION REQUIREMENTS**

### **A. COLLOCATION PREFERENCE**

It is the municipality's strong preference that whenever an applicant proposes to place a new small wireless facility that the applicant collocate the same on existing wireless support structures.

### **B. LEAST PREFERABLE LOCATIONS**

Residential Districts, Historic Districts and locations in close proximity to historic buildings or structures are the least preferred areas for new small wireless facilities and collocation is much preferred.

### **C. RESIDENTIAL DISTRICTS WHERE ALL UTILITIES ARE LOCATED UNDERGROUND**

In residential districts where all utilities are located underground (other than municipal poles and attachments, including replacements of same), wireless support structures shall be prohibited. However, in instances where a wireless support structure is deemed to be necessary by the applicant in a residential district where all utilities are located underground, the applicant may seek a waiver for the installation of a new wireless support structure. The waiver request shall be addressed in a public hearing to be held by the Board of Supervisors. The owner of the property upon which the proposed wireless support structure is to be located upon (albeit within the right-of-way) shall be afforded an opportunity to participate in the hearing. A waiver may only be granted if the property owner approves of such waiver. If a new wireless structure is granted a waiver, such wireless support structure shall be designed to blend in with the neighborhood in the

form of decorative pole or streetlight, and specifically constructed to comply with the design specifications designated for those types of neighborhoods.

#### D. CONSIDERATION OF ALTERNATE LOCATIONS

The municipality reserves the right to propose an alternate location for a SWF and/or wireless support structure to the location proposed in the application within one hundred feet of the proposed location, which the operator shall use if it has the right to use the alternate location on reasonable terms and conditions and the alternate location does not impose technical limits, or unreasonable additional costs or act as an effective prohibition.

#### E. GUIDELINES ON PLACEMENT

The municipality desires to promote cleanly organized and streamlined facilities using the smallest and least intrusive means available to provide wireless services to the community. Generally, a SWF facility and/or wireless support structure shall match and be consistent with the materials and finish of the wireless support structure, adjacent municipal-owned poles, and of the surrounding area adjacent to their location. In the absence of adjacent municipal-owned poles, the wireless support structure shall match the materials and finish of the adjacent utility poles.

The following additional guidelines on placement shall apply:

1. Small wireless facilities and wireless support structures shall be located no closer than 150 feet away, radially, from another small wireless facility and wireless support structure. This distance separation shall not be applicable to collocations on existing wireless support structures or collocations on the same wireless support structure.
2. A combination wireless support structure and streetlight pole should only be located where an existing pole can be removed and replaced, or at a new location where it has been identified that a streetlight is necessary.
3. Small wireless facilities and wireless support structures shall be located in a manner that does not impede, obstruct, or hinder usual public pedestrian or vehicular travel or public safety on a ROW.
4. Small wireless facilities and wireless support structures shall be located in a manner that does not obstruct the legal use of a ROW by a utility provider.
5. Small wireless facilities and wireless support structures shall be located in a manner that does not violate or conflict with the municipality's code, applicable law and regulations, or these Guidelines.

6. Small wireless facilities and wireless support structures shall be located in a manner that does not violate the federal Americans with Disabilities Act.
7. Small wireless facilities and wireless support structures shall be located in a manner that does not negatively impact the structural integrity of the associated wireless support structure.
8. Small wireless facilities and wireless support structures shall be located in alignment with existing trees, utility poles, and streetlights.
9. Small wireless facilities and wireless support structures shall be located equal distance between trees when possible, with a minimum of 15 feet separation such that no proposed disturbance shall occur within the critical root zone of any tree.
10. Small wireless facilities and wireless support structures shall be located with appropriate clearance from existing utilities.
11. Small wireless facilities and wireless support structures shall be located so as not to be located along the frontage of any building deemed to be of historic significance on a federal, state, or local level.
12. Small wireless facilities and wireless support structures shall not be located within sight triangles at street intersections.
13. New wireless support structures shall not be located directly in front of any existing residential, commercial or industrial structure but rather shall be placed in between such structures to minimize visual impacts.
14. To the greatest extent possible, new wireless support structures shall be located in line with existing lot lines or an equidistance from any two existing structures. In areas of the municipality where multiple structures abut each other and/or where no side lot setback requirements exist, new wireless support structures shall not be located directly in front of an entrance or window of any existing structure.

## **VI. DEPICTIONS, PHOTOGRAPHS AND SPECIFICATIONS OF VARIOUS LOCATIONS AND DESIGNS DEEMED ACCEPTABLE BY THE MUNICIPALITY**

The following are attached hereto, and incorporated herein, as part of the Small Wireless Facility Design Guidelines to provide specific guidance as to locations that are acceptable as well as designs that are deemed acceptable by the Municipality:

Figure 1 – Example of Acceptable Location Between Residential Homes

Figure 2 – Example of Acceptable Location Between Commercial Buildings

Figure 3 – Examples of acceptable Colocations Designs  
( Such as being collocated on existing Street Lights, on existing Utility Poles, on existing decorative poles/poles for flags, on directional Street Pole Signs or Traffic Lights)



Figure 4 – Examples of acceptable new Wireless Support Structures Designs  
(Such as Replacement/New Street Lights, New Decorative Poles or  
Street Lights in Residential Neighborhood, New Decorative Poles or  
Street Lights in Historic District, New Poles on major roads)

## **VII. LIMITATIONS**

While the municipality fully intends to apply the Guidelines established in this policy uniformly to all small wireless facility applications, there may be circumstances where not every specific guideline may be met. In this case, municipal staff will use its reasonable discretion in approving small wireless facilities permit applications that deviate from the strict application of this policy.

## **VIII. EFFECTIVE DATE OF POLICY**

This Policy will be effective as of the date of the adoption of the enabling Resolution.

***(FIGURES ATTACHED AS REFERENCED ABOVE)***