

ARTICLE 10 – ZONING DISTRICTS, REGULATIONS, AND MAP

Table 10-2 - Remove BR use for Communication Towers, Class 2 from R-1, R-2, R-3, R-4, and R-5

ARTICLE 21 – DEFINITIONS

Communication Tower: A relay structure, including both antenna and structural supports, attached directly to the ground or to another structure, used for the transmission or reception of radio, television, telephone, microwave, or any other form of telecommunications signals. Not included within this definition are: citizen band radio facilities; radio and television citizen band radio facilities; short wave receiving facilities;; federally licensed amateur (ham) radio facilities; satellite dishes; and governmental facilities which are subject to state or federal law or regulations which preempt municipal regulatory authority.

1. Class 1: A communication tower proposed to be newly established and not otherwise meeting the definition of a Class 2 communication tower.
2. Class 2: A communication tower meeting either of the following requirements:
 - a. A communication tower to be affixed to an existing structure, such as existing building, tower, water tank, utility pole, and the like, or **Small Cell Facilities in accordance with Michigan Public Act 365 of 2018**, where the proposed combined existing structure and communication tower is either less than a total height of twenty (20) feet or does not extend the height of the existing structure by more than twenty percent (20%) **and additionally conforms to the requirements of Article 20.27.-**
 - b. A proposed collocation upon an existing communication tower which had been pre-approved for such collocation as part of an earlier approval by the Township.

ARTICLE 20 – GENERAL PROVISIONS

20.27 Communication Towers

A. Class 1

1. Any newly established communication tower (or antenna) not otherwise meeting the definition of a Class 2 communication Tower
2. Site Plan review (per Article 4) or Special Use approval (per Article 5) shall be required as listed in Table 10-2 Permitted Principle Uses In All Districts.

B. Class 2

1. Collocation of any communication tower (or antenna) on an established communication tower shall require Zoning Administrator Approval for Plot or Site Plans.
2. Collocation of any communication tower (or antenna) on an existing structure, such as existing building, tower, water tank, utility pole, and the like, not located within the Public right-of-way (ROW) shall require Township Planning Commission Approval for Site Plans.
3. Collocation of any communication tower (or antenna) on an existing structure, such as a utility pole, and the like, and located within the Public right-of-way (ROW) and conforming to all of the requirements of this section, shall require shall require Zoning Administrator Approval for Plot or Site Plans.
 - a. The proposed combined existing structure and communication tower is either less than a total height of twenty (20) feet or does not extend the height of the existing structure by more than twenty percent (20%)
 - b. Each antenna is located inside an enclosure or not more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements would fit within an imaginary enclosure of not more than 6 cubic feet.
 - c. All other wireless equipment associated with the facility is cumulatively not more than 25 cubic feet in volume.
 - d. A Small Cell tower, antenna or facility shall not be located within a Residential Zoning District, a residential subdivision, or with 100 feet of a property that contains a residential use.