

- 7) Lighting shall be in accordance with Section 707.
- 8) Noise shall be limited in accordance with the standards of Section 710.
- 9) Parking shall be in accordance with Section 709.
- 10) Landscaping and screening shall be in accordance with Section 704.
- 11) Signs shall be in accordance with Article IX.

SECTION 620 RESIDENTIAL CLUSTER DEVELOPMENT

The following provisions shall apply to the development of a residential cluster subdivision:

A. Purpose: to create a residential development pattern that will:

1. Foster the protection of critical natural resources, such as streams, floodplains, wet soils, designated wetlands, steep slopes, woodlands and wildlife habitat areas;
2. Require less impervious surface than necessary with conventional development by concentrating development in smaller areas, thus necessitating less road area and resulting in less storm water runoff;
3. Reduce environmental impacts associated with the disturbance of constrained areas and impervious coverage, such as erosion, sedimentation, pollutants in surface water runoff, and decreased groundwater recharge;
4. Encourage energy conservation;
5. Preserve open space and agricultural land by locating new residential units in close proximity to one another on a smaller portion of a parcel than would be the case with conventional development; and
6. Preserve scenic vistas from public roads by concentrating development on the least visually prominent portions of parcels.

B. Qualifying Conditions. Minimum requirements for development of a site under this Section shall include the following:

1. The site shall consist of either:
 - a. A single parcel of land, or
 - b. Multiple contiguous parcels undivided by roadways, railroad rights-of-way, or other significant obstructions that effectively divide the site. In the case of multiple contiguous parcels, all applicable parcels shall be developed according to a single plan and with common authority and common responsibility.
2. The site shall be a minimum of ten (10) acres based on the gross acreage of the tract.

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- C. **Permitted Uses.** Where permitted by the Board of Supervisors as a conditional use, an applicant may utilize the residential cluster development option for any of the following:
1. Single family detached dwellings.
 2. Single family attached dwellings.
 3. Duplexes or two-family dwellings.
 4. Open space uses, as set forth in Subsection G., below, and in Section 703 of this Ordinance.
- D. **Maximum Permitted Density:** one (1) dwelling unit per two (2) acres.
- E. **Minimum Common Open Space:** seventy (70) percent designed as indicated in subsection G., below.
- F. **Design Standards.**
1. **Site Design Principles.** The following standards shall apply during the siting process:
 - a. Areas designated as common open space shall be configured so as to:
 - 1) Protect the natural vistas and form of the existing tract;
 - 2) Maximize conservation of site features having particular conservation value, historical significance, or recreational value, including mature trees, woodlands, hedgerows, fence lines, historic sites or structures, historic roads or other transport traces, paths and trails, and other noted landscape features;
 - 3) Serve as buffer areas between grouped dwellings and between grouped dwellings and adjacent tracts;
 - 4) Contain, to the greatest extent possible, natural resources protected under Article V, Natural Resources Protection Standards, and in compliance with Section 703, and
 - 5) Create open space networks through coordinated site planning with adjacent developments and in conformity with the *Highland Township Comprehensive Plan* (2001).
 - b. Dwellings and accessory buildings shall be configured so as to:
 - 1) Be situated below ridgeline elevations to preserve existing vistas. Where an applicant claims that dwellings or accessory buildings cannot be situated below any ridgeline, the applicant shall demonstrate why not and how the proposed design creates the minimum possible disturbance of views of the ridgeline per the requirements of Section 620.F.2.b.;

- 2) Be located outside of environmentally sensitive resources, including natural drainage swales;
 - 3) Be located outside of broad, open vistas; and
 - 4) Provide maximum views of and access to open space by residents of proposed dwellings.
2. Dimensional Standards. Standards provided in this section supercede the base zoning requirements of the (RC) Rural Conservation district.
- a. All structures shall be setback a minimum of seventy-five (75) feet from the nearest tract property line except where existing natural features, including but not limited to woodlands areas, changes in topography, hedgerows, or other site characteristics results in the dwelling unit being completely visually screened from the adjacent property and guarantees are provided that such features will remain undisturbed, in which case this setback may be reduced by the Board of Supervisors through the conditional use process.
 - b. Building height shall not exceed thirty-five (35) feet. To the extent that any portion of a structure must be located above a ridgeline elevation, such siting shall be contingent upon the approval by the Board of Supervisors of a plan for the mitigation of such ridgeline impact. Such plans shall identify the locations and dimensions of the proposed structure(s), the architectural style proposed and shall demonstrate how the structure(s) will be effectively screened from the adjacent tracts through screening and/or be designed to minimize disruption of the ridgeline view.
 - c. Required distances between buildings:
 - 1) Between single-family detached dwellings: fifteen (15) feet
 - 2) Between single-family attached dwellings: thirty (30) feet
 - 3) Between duplexes and two-family dwellings: thirty (30) feet
 - 4) Between unlike dwelling types: twenty-five (25) feet
 - d. All structures shall be set back at least twenty (20) feet from the right-of-way of internal access roads.
 - e. All structures shall be set back at least fifteen (15) feet from the edge of any shared parking area except in the case of contiguous, adjacent driveways that lead to a garage or carport, for which no setback shall be required.
 - f. Where common open space is designated as separate, noncontiguous parcels, no single parcel shall consist of less than one (1) acre in area. No single area or portion of an area designated as common open space shall be counted toward the minimum required open space wherever such area or portion of area is less than one hundred fifty (150) feet in width, except in the case of a trail corridor or other linkage between two larger, noncontiguous, open space areas, which shall

be a minimum of one hundred (100) feet in width, and shall be subject to approval by the Board of Supervisors.

- g. Any parcel within a residential cluster development, including any common open space parcel, that could qualify for further subdivision and shall be deed restricted from further subdivision or land development in a form acceptable to the Township and duly recorded in the office of the Recorder of Deeds of Chester County, Pennsylvania and shall be noted on the face of the subdivision plan. Any such restriction shall be structured in a manner that would require the agreement of both the Township and Homeowners Association in order to abolish it.

- 3. Residential cluster developments shall also comply with Article VII of this Ordinance, and all other applicable requirements of Township, State, and federal regulations.

G. Common Open Space.

1. Uses Allowed Within Common Open Space Areas

- a. Natural area, including but not limited to, steep slopes areas, woodland, meadow, wetlands, stream, game preserve, etc.;
- b. Lawn, a grass area with or without trees which may be used by the residents for a variety of purposes and which shall be mowed regularly to insure a neat and tidy appearance. Lawn shall only be allowed within those portions of the common open space that do not contain any protected areas, as defined in Section 1402;
- c. Passive outdoor recreation area;
- d. Sewage treatment facility involving land application and groundwater recharge facilities that can be integrated into the natural environment. Buildings and other above ground structures associated with such facilities shall be excluded from the common open space;
- e. Stormwater management facilities or portions thereof that can be integrated into the natural environment, such as swales, retention facilities, etc. Stormwater detention basins shall not be counted towards the minimum required common open space; and
- f. Agriculture, subject to any ownership mechanism, procedures and limitations between the parties concerned.

2. Common Open Space Ownership and Maintenance Standards

- a. Land Development Plan.

The land development plan submission shall include documents creating and governing a property owner's organization and containing the declaration of covenant, restrictions, easements, charges and liens deemed necessary to win and maintain the common open space area(s), local open space area(s) and any recreation areas within the open space development.

b. Ownership Options.

Common open space shall be secured under any one or more of the following ownership forms upon the approval of the Board of Supervisors:

- 1) Homeowners' Association. The applicant may provide for the establishment of an organization for the ownership and maintenance of the common property and improvements consisting of property owners within the open space development, each receiving an equal vote and responsibility.
 - 2) Condominium Agreement. Such agreements shall be in conformance with the Uniform Condominium Act of 1980, as amended, in which case all open space and improvements shall be held as a "Common Element."
 - 3) Dedication of Easements. The Township may accept easements for the public use of any portion of the common open space to thereby be accessible to the residents of the Township. In the event of such a dedication, the Township shall enter into a maintenance agreement with the owners of the common open space. However, the Township is not obligated to accept any such easement.
 - 4) Transfer of Easements to Private Conservation Organization. Easements on common open space may be granted to a private, nonprofit organization involved in the conservation of natural resources upon approval by the Township. The conveyance of such an easement shall contain appropriate provisions for reversion to the Township at any time the property is not used pursuant to the terms of the easement. Prior to the transfer of an easement a maintenance agreement shall be entered into between the Township, the organization holding ownership and the proposed conservation organization.
 - 5) Fee Simple Dedication. Nothing herein shall prevent the dedication of all or part of the common open space to the Township for the use and maintenance by the Township for common open space. However, the Township is not obligated to accept any such dedication of property.
 - 6) Lease Option. To encourage the retention of agricultural lands, the Township, homeowners association, private conservation organizations, or the condominium agreement may permit all or portions of the open space lands to be leased to a farmer. Approval of any lease shall be conditioned on appropriate agreements between the title holder and the farmer concerning permitted farming practices and the future use of such land in the event farming practices cease.
3. Homeowner Association Regulations. The formation of a homeowners' association shall comply with the Uniform Planned Communities Act of 1996, as amended, and shall be governed according to the following regulations:

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- a. The applicant shall provide a description of the organization including a copy of its by-laws and methods of maintaining common open space and improvements.
 - b. The organization is established, operated, and financially subsidized by the applicant prior to the sale of any lots within the development.
 - c. Membership in the organization is mandatory for all purchasers of homes in the development and their successors.
 - d. Controlling interest in such an organization shall not be conveyed from the applicant to the homeowners association prior to completion and sale of at least seventy-five (75) percent of the total number of units in the development.
 - e. The organization shall be responsible for paying insurance and tax obligations on the common open space and improvements.
 - f. Rights and duties of the members of the association in the event of a breach of the covenants and restrictions shall be defined.
 - g. The by-laws shall include a statement which grants to the Township such power, but not the duty, to maintain the common open space and common facilities and to assess the cost of the same as provided in the Pennsylvania Municipalities Planning Code.
4. Required Open Space Management Plan
- a. Any application for approval under this Section shall contain a conceptual plan for the long-term management of the restricted open space to be created as part of the development. Such a plan shall include a narrative discussion of,
 - 1) The manner in which the restricted open space will be owned and by whom it will be managed and maintained;
 - 2) The conservation, land management and agricultural techniques and practices which will be used to conserve and perpetually protect the restricted open space, including conservation plan(s) approved by the Chester County Conservation District, where applicable;
 - 3) The professional and personnel resources that will be necessary in order to maintain and manage the property;
 - 4) The nature of public or private access planned for the restricted open space; and
 - 5) The source of money that will be available for such management, preservation and maintenance on a perpetual basis.
 - b. In addition, the Board of Supervisors may require that an escrow fund for open space maintenance be established until sufficient numbers of housing units are sold and the Homeowners Association has collected sufficient funds for maintenance.

- c. The conceptual management plan shall be refined into a more detailed Open Space Management Plan for review and approval with the Final Subdivision and Land Development Plan. This management plan shall be recorded with the Final Subdivision and Land Development Plans in the Office of the Recorder of Deeds of Chester County. In order to allow for changing needs inherent in the perpetual management of land, the management plan shall be capable of revision by written application to the Board of Supervisors. Approval of such application shall not be unreasonably withheld or delayed so long as the proposed change is feasible and consistent with the purposes of preservation of open space set forth in this Article and so long as such change involves no likelihood of the obligation for management and maintenance of the land falling upon the Township without the consent of the Board of Supervisors.

5. Open Space Performance Bond

All landscape improvements, plantings, accessways and recreational facilities within designated open space areas shall be provided by the developer, as applicable. A performance bond or other securities shall be required to cover costs of installation of all proposed improvements in the open space area. The performance bond or other security shall be in the same form and on the same conditions as required for other proposed improvements under Section 412 of the Township Subdivision and Land Development Ordinance.

6. Delinquency of Maintenance

- a. In the event an organization or a condominium organization undertakes the responsibility of maintaining the common open space and improvements and fails to maintain the same in reasonable order and conditions in accordance with the development plan, the Township may serve written notice upon such organization or residents in the development setting forth the manner in which the organization has failed to properly maintain the common areas.
- b. Notice shall demand that the maintenance deficiencies be corrected within thirty (30) days and shall establish the date and place of a hearing to be held on the delinquency. Such hearing should take place within fourteen (14) days of the notice. Should the deficiencies set forth in the original notice or in subsequent modifications fail to be corrected within the establishment thirty (30) days, the Township, in order to preserve the taxable values of the affected properties, may enter the common open space and improvements and maintain them for a period of one (1) year.

Such efforts shall not constitute a taking of the property nor vest in the public any right to use the same. The cost of maintenance by the Township shall be assessed ratably against the properties within the development that have a right of enjoyment. Such assessments shall be perfected by filing in the office of the Prothonotary of Chester County, Pennsylvania.

SECTION 621

RESIDENTIAL CONVERSIONS

The following provisions shall apply to the conversion of a single family dwelling to a dwelling containing a greater number of dwelling units:

- A. Site and architectural plans for the conversion of said dwelling shall be submitted to the Zoning Hearing Board together with an application for a special exception. If two (2) or more families are to be housed above the ground floor, such plans shall bear the approval of all required agencies as required by law.
- B. Such plans shall provide for adequate and suitable parking or storage space for at least two (2) automobiles per dwelling unit.
- C. The yard and building area requirements for the district in which the dwelling is located shall continue to apply to each dwelling unit.
- D. There shall be no external alterations of the building except as may be necessary for reason of safety; fire escape and outside stairways shall, where practical, be located to the side or rear of the building.
- E. The Zoning Hearing Board shall specify the maximum number of families permitted to occupy a particular building.
- F. Each resulting dwelling unit shall have a minimum floor area of eight hundred (800) square feet.
- G. The resulting dwelling shall comply with the Township Building Code and with the following:
 - 1. Sewer and water service, as approved by the Chester County Health Department and in accordance with the Township Building Code.
 - 2. Protective fire walls between units along all party walls.
 - 3. Individual entrances.
 - 4. Individual cooking and lavatory facilities.
 - 5. Water and space heating facilities in accordance with the Township Building Code.

SECTION 622 RETAIL USES (INDIVIDUAL OR CLUSTER)

The following provisions shall apply to individual retail uses or clusters of retail uses:

- A. The maximum size of any retail use shall be two thousand (2,000) square feet of gross floor area. The maximum size of any retail cluster shall be twelve thousand (12,000) square feet of gross floor area.
- B. Lot, yard and coverage requirements in accordance with Section 303.
- C. Parking shall be in accordance with Section 709.
- D. Landscaping, screening and buffering shall be in accordance with Section 704.
- E. Lighting shall be in accordance with Section 707.

- F. Vehicular access and traffic control shall be in accordance with Section 705.
- G. Interior circulation shall be in accordance with Section 706.
- H. Loading and unloading shall be in accordance with Section 708.
- I. In addition, clusters of retail uses shall be under single ownership or shall occur jointly by the owners of the entire tract and shall be under unified control. In the event that ownership of all or any portion of the tract changes after the approval of the plan the new owners shall agree in writing to be bound by the terms and obligations of the approved plan.
- J. Sewer and Water Facilities. The tract of land shall be served by public water and sanitary sewer facilities satisfactory to the Township. Such facilities shall be designed and constructed in compliance with those sections regulating sewage disposal and water supply of the Township Subdivision and Land Development Ordinance.
- K. Stormwater Management. The control of erosion and sediment during construction, and the ongoing management of stormwater on the tract shall be accomplished in accordance with the applicable sections of the Township Subdivision and Land Development Ordinance.
- L. Covenants and Restrictions. The language, terms and conditions of any proposed covenants or restrictions shall be subject to review and recommendation by the Township Solicitor.
- M. Police and Fire Protection. A plan demonstrating adequate fire and police protection shall be submitted to the Township.
- N. Primary access shall be from an arterial street as defined in the *Highland Township Comprehensive Plan* (2001).
- O. When located adjacent to a residentially zoned district or existing residential use, buildings, parking, loading, and service areas shall be located at least seventy-five (75) feet from the adjacent property lines.
- P. Establishments with outdoor storage of shopping carts shall provide clearly marked areas for such carts designed for their storage and containment.
- Q. Signs, limited to the following:
 - 1. Only one (1) free-standing sign other than directional and traffic control signs shall be erected along each arterial or collector street fronting the property which shall contain a directory of uses on the lot.
 - 2. The total display area of such a free-standing sign shall be in accordance with Article IX.
 - 3. Free-standing business signs may be located no closer than that distance prescribed in Article IX.
 - 4. No free-standing sign shall exceed that height prescribed in Article IX.
 - 5. Wall-mounted signs shall comply with the requirements of Article IX.

SECTION 623 RIDING ACADEMIES AND STABLES

The following provisions shall apply to riding academies and stables:

- A. The minimum size of a riding academy shall be five (5) acres for the first horse and one (1) acre for each additional horse maintained, stabled or pastured on the premises.
- B. No facility, including rings, jumping or show areas shall be closer than fifty (50) feet to the road or adjacent residential uses or districts, and thirty (30) feet to other property lines.
- C. The entire periphery of all grazing areas must be enclosed by a well-maintained fence.
- D. Where a bridle path crosses a road, the property owner shall be responsible for posting a sign indicating such use in compliance with standard procedure and regulations for road signs and signage.

SECTION 624 SCHOOLS AND EDUCATIONAL FACILITIES

The following provisions shall apply to any school or educational facility, whether public, private, or commercial:

- A. Minimum lot area: two (2) acres.
- B. Minimum lot width
 - 1. Three hundred (300) feet at building setback line.
 - 2. One hundred fifty (150) feet at street line.
- C. Maximum Coverage
 - 1. Twenty-five percent (25%) by all buildings.
 - 2. Thirty-five percent (35%) by total impervious cover.
- D. Maximum building height: three (3) stories or thirty-five (35) feet.
- E. Minimum front yard setback: eighty (80) feet from road right-of-way.
- F. Minimum side yards setbacks: fifty (50) feet for either side yard and one hundred and twenty-five (125) feet in aggregate.
- G. Minimum rear yard setback: seventy-five (75) feet.
- H. Outdoor play or recreational areas adjacent to a residential use or district shall be a minimum of seventy-five (75) feet from side and rear property lines and shall be sufficiently screened to minimize disturbance of residential areas. Outdoor play or recreation areas adjacent to a non-residential use or district shall be a minimum of fifty (50) feet from side and rear property lines.
- I. Parking shall be in accordance with Section 709.

- J. Landscaping, screening and buffering shall be in accordance with Section 704.
- K. Lighting shall be in accordance with Section 707.

SECTION 625 SELF-STORAGE FACILITIES/MINI-WAREHOUSES

The following provisions shall apply to self-storage facilities and/or mini-warehouses:

- A. Minimum lot area: two (2) acres. Setback requirements shall be as required in the (IND) Industrial district.
- B. Minimum aisle width between buildings: twenty (20) feet.
- C. Storage of explosive, radioactive, toxic, highly flammable, or other hazardous materials shall be prohibited.
- D. No business activities other than the leasing of storage units shall be conducted on the premises.
- E. Except as noted herein, all storage shall be within closed buildings built on a permanent foundation of durable materials. Trailers or similar impermanent or movable structures shall not be used for storage.
- F. No outdoor storage is permitted.
- G. Lighting shall be in accordance with Section 707.
- H. The storage facilities complex shall be surrounded by a fence at least six (6) feet in height and vegetative screening in compliance with the requirements in Section 704.

SECTION 626 TOWNHOUSES AND OTHER MULTI-FAMILY RESIDENTIAL DEVELOPMENT

The following provisions shall apply to two-family, townhouse, and multi-family development:

- A. The area and bulk regulations of the applicable zoning district apply.
- B. The maximum length and width of a multiple family building shall be one hundred (100) feet. For townhouse units, a maximum of four (4) units may be connected in one combined building no longer than one hundred and forty (140) feet.
- C. The minimum size of each dwelling unit shall be eight hundred (800) square feet.
- D. Multiple family buildings shall be located in clusters around common courtyards and open space areas rather than be situated parallel to one another. Where clustering is not feasible due to site conditions, there shall be no more than three (3) buildings parallel to each other within a multiple family development.
- E. Buildings within a multiple family development shall provide individual dwelling units with views and direct access to required open space area to the extent feasible.
- F. The following building separation distances shall be met:

<u>Building Configuration</u>	Minimum Distance	<u>Between Buildings</u>
Facing front or rear walls (long wall)		75 feet
Facing end walls (short wall) containing no dwelling windows		30 feet
Facing end walls (short walls) containing dwelling windows		35 feet
No obstruction of views created by two buildings		30 feet

- G. Walkways shall be provided between dwelling units, entrances, and common areas, including parking and refuse collection areas.
- H. The design, ownership and maintenance responsibilities for required open space shall be in accordance with Section 703.
- I. Dwelling units shall be setback a minimum of twenty-five (25) feet from common parking lots and refuse collection areas.
- J. Staggered setbacks of individual dwelling units and a variation in facade design are encouraged so the buildings offer visual variety and have private yard areas. In townhouse developments, no more than two (2) contiguous units shall have the same facade setback within a building. Changes in unit setback shall be a minimum of four (4) feet.
- K. Setback from the tract boundary: a minimum of fifty (50) feet.
- L. Landscaping, screening and buffering shall be in accordance with Section 704.

SECTION 627 WIRELESS COMMUNICATIONS FACILITIES

- A. **Purpose.** The purpose of this section is:
 - 1. To regulate the design, construction, placement, modification, and removal of wireless communications facilities;
 - 2. To allow the providers of wireless communications services to provide for adequate coverage and capacity while minimizing the total number and overall impact of additional towers;
 - 3. To encourage co-location, the use of attached facilities, and appropriate public and semi-public properties;
 - 4. To require designs and parameters compatible with adjacent land uses;
 - 5. To preserve the scenic, historic, aesthetic and environmental characteristics of Highland Township;
 - 6. To promote long-range planning and cooperation;
 - 7. To protect the public health, safety and general welfare, and

8. To ensure that due regard is paid to the policies of *Highland Township Comprehensive Plan (2001)* in evaluating proposals for wireless communications facilities.

B. Use Provisions

1. Uses Permitted By-Right.

- a. Co-location: placement of an Antenna Array located on:
 - 1) A legal existing or previously approved Wireless Communications Facility (WCF);
 - 2) A previously constructed broadcast tower; or,
 - 3) An existing communications tower where the specifications of the tower permit and no increase in the height of the tower is required.
- b. Attached WCF: placement of an Antenna Array if integrated with/within another existing structure (i.e. a building facade, church steeple, water tower) and no more than a fifteen (15) foot increase in the height of the existing structure is required.
- c. Replacement of a lawful, existing WCF, Support Structure, or Antenna Array with a similar facility of an equal or smaller size, subject to the application procedures, general requirements and abandonment provisions of this Chapter.

2. Conditional Uses. In addition to the requirements of this Section, conditional use approval subject to the requirements of Section 1005, shall be required for the following:

- a. Placement of a WCF in the (IND) Industrial and (RV-2) Rural Village – Cochranville and Parkesburg Extension Districts, and
- b. Placement of a WCF in the (A) Agricultural Preservation District, provided that the proposed WCF is set back from side and rear property lines a distance equal to the height of the proposed WCF plus an additional fifty (50) feet.

3. Radio or Television Antennae. Radio or television antennae, either freestanding or attached to a building, are devices used for receiving frequency signals. Such devices include ham and citizen band radio antennae used by amateur radio operators. Radio or television antennae are accessory residential or commercial uses subject to the following requirements:

- a. Structures shall comply with
 - 1) Federal Communications Commission (FCC) regulations;
 - 2) The Township Building Code, and
 - 3) All setback requirements of the Zoning District in which it is located, but no portion of the base of a freestanding antenna shall be located closer to

any lot line than the height of the antenna, measured from the base of the antenna to the highest point.

- b. The highest point of an antenna shall not exceed the peak of the roof of the principal building by more than fifteen (15) feet or, if a freestanding antenna, the highest point shall be fifty (50) feet.
 - c. No more than two (2) antennae of any kind, including radio, television or microwave dish antennae, shall be permitted per lot nor shall more than one (1) freestanding radio or television antenna or one (1) microwave dish antenna be permitted per lot.
 - d. Radio and television antennae not meeting these conditions shall require approval by special exception under Section 1111 of this Ordinance.
4. Prohibitions. WCF not expressly permitted under this section are prohibited.
5. Conditions of Approval. The following conditions apply to all permitted and conditional uses:
- a. All WCF and support structures shall be designed and constructed in accordance with the provisions for co-location (as defined in subsection 627.E., below, and in Table 627-1);
 - b. Applicants and/or petitioners shall agree to make a good faith effort on terms consistent with any applicable national agreement or on terms common to the region to accommodate requests for co-location that originate from a provider, from the WCF owner, or from the Planning Commission;
 - c. Property owners shall accept and accommodate the provisions for co-location prescribed by this ordinance and shall agree to the renting of space on a support structure or WCF for co-location at fair market prices and terms without discrimination.
 - d. Upon completion of a support structure or WCF, owners and/or operators thereof shall agree to make a good faith effort to accommodate co-location (placement of additional antenna arrays) in a timely manner, including those WCF or antenna arrays proposed by other service providers.
 - e. No approval for a WCF or support structure shall become valid until authorization (written approval) or a written statement of no objection from all relevant federal, state or local agencies with regulatory authority has been submitted to the Zoning Officer.

C. General Requirements.

- 1. For each WCF application, the property owner(s), WCF owner(s), and wireless communications service provider(s) shall be considered co-applicants and shall be jointly and severally subject to the provisions of this ordinance.
- 2. Application. Each permit application for placement of a WCF, WCF support structure or antenna array shall be accompanied by the following: