

## Chapter 15-12 Electronic Communications and Alternative Energy Sources

### 15-12-01 Special Antennas And Energy Equipment

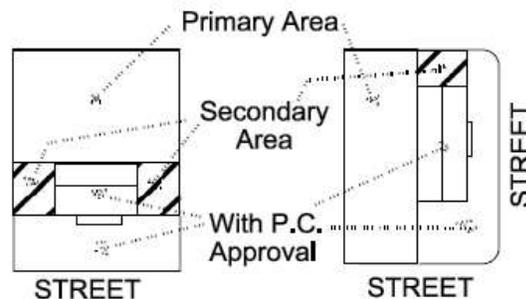
#### A. Satellite Dishes.

1. Earth Station - Any apparatus or device, commonly known as an earth terminal antennae, earth terminal, satellite communication antennae, satellite antennae, microwave dish antennae, satellite television antennae, or dish antennae, which is designed for the purpose of transmitting and/or receiving radio, television, satellite, microwave, or other electromagnetic energy signals, but does not include conventional television, radio, and amateur radio antennae.

Earth station regulations shall apply to Earth stations with a dish diameter over 4 feet in size. Earth stations with a dish diameter under 4 feet in size shall be regulated in the same manner as television antennas.

2. Location of Earth Stations, over 4 feet in diameter, in residential districts.
  - a. Ground Mounted in all Residential Districts:
    1. Maximum Height. Maximum height from grade to the top of the dish shall be 12 feet. Any ground mounted Earth Station with a height exceeding 12 feet shall be allowed only with a conditional use approval from the Planning Commission.
    2. Number per Lot. A maximum of one Earth Station structure shall exist at any one time on any residentially zoned property.
    3. Front Yard. If there is no other alternative for the location, Earth Stations may be allowed in the front yard area only with a conditional use approval from the Planning Commission.
      - A. Setback maximums from the public street shall be determined by the Planning Commission, and
      - B. Applicants shall provide a site plan indicating the location of the Earth Station.
    4. Rear and Side Yards. Earth Stations shall be located in rear yards, where possible. If rear yards are not acceptable for proper reception of signals, the Earth Station may be located in either side yard.

On Corner lots, the Earth Station may be situated to the rear of the main dwelling and within the area between the main building and street when approved by the Planning Commission as a Conditional Use.



5. Easements, Right of Ways. No Earth Station shall be located on any legally recorded public utility easement or right-of-way.
  6. Multi-Family. One Earth Station shall be allowed per building. A second Earth Station may be allowed with a Conditional Use approval from the Planning Commission.
- b. Roof Mounted in all Residential Zones:
1. Approval. If the rear and side yards are deemed unacceptable for suitable signal reception, then roof mounted Earth Stations may be permitted with a conditional use review and approval from the Planning Commission. Such roof installations may be permitted by the Planning Commission under the following criteria:
    - A. Roof mounted Earth Stations shall be mounted directly upon the roof of a primary structure, and shall not be mounted upon appurtenances such as chimneys, towers, trees, poles, or spires.
    - B. An Earth Station shall not exceed a height determined appropriate by the Planning Commission. The height of the structure shall not exceed the maximum height limits established within the zone in which the Earth Station is to be located.
    - C. Evidence of wind loading and structural safety of the Earth Station shall be provided to the Planning Commission by the applicants.
    - D. An Earth Station mounted on a roof shall be located on the portion of the roof which is oriented to the rear yard rather than located on the portion of the roof visible from the street.
    - E. Other criteria as deemed appropriate by the Planning Commission.
  3. Location of Earth Stations, over 4 feet in diameter, in commercial and industrial districts.
    - a. Ground Mounted in Commercial and Industrial Districts:
      1. Maximum Height. Maximum height from grade to the top of the dish shall be 15 feet. Any Earth Station with a height exceeding 15 feet shall be allowed only with a conditional use approval from the Planning Commission.
      2. Number Allowed. Two Earth Station structures shall be permitted at any one time per separate commercial or industrial business. More than two Earth Stations may be permitted with a Conditional Use approval from the Planning Commission.
      3. Advertising. No Earth Station shall display lettering or numbers for advertising purposes.
      4. Rear and Side Yards. An Earth Station in any commercial or industrial district shall be located in the rear or side yard area, if possible.
      5. Front Yards. An Earth Station may be located in the front yard provided the structure is not located in the minimum front landscape area, and the structure does not interfere with pedestrian or vehicular traffic.

6. Easements, Right of Ways. No Earth Station shall be located on any legally recorded public utility easement or right of way.
- b. Roof Mounted in all Commercial and Industrial Zones:
3. Approval. If the front, rear, and side yards are deemed unacceptable for suitable signal reception, or pose a negative aesthetic or neighborhood impact, then roof mounted Earth Stations may be permitted with conditional use review and approval from the Planning Commission. Such roof installations may be permitted under the following criteria:
    - A. Roof mounted Earth Stations shall be mounted directly upon the roof of a primary structure, and shall not be mounted upon appurtenances such as chimneys, towers, trees, poles which exceed the minimum height of mast required to mount the antennae to the roof, spires, or similar structures.
    - B. The height of a roof mounted Earth Station located in any commercial or industrial district shall not exceed 12 feet above the highest point of the roof upon which the structure is located. Height increases over 12 feet may be approved by the Planning Commission as deemed appropriate. The roof mounted Earth Station shall not exceed the maximum height limits established within the zone in which the Earth Station is to be located.
    - C. Other criteria as deemed appropriate by the Planning Commission.
    - D. All roof mounted earth stations shall be screened from view from adjacent streets and properties in the same manner as is required of all other roof mounted equipment in this development code. Said station shall not significantly change the architectural character of the structure.