

Chapter 19.27

ANTENNAS AND OTHER TELECOMMUNICATION FACILITIES

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19.27.010 **Intent and purpose.**

The purpose of this chapter is to provide for the appropriate location and development standards for wireless communication facilities while serving the residents and businesses in the city. (Ord. 544 §1(part), 2000).

19.27.020 **Antennas permitted by right.**

The following are permitted as a matter of right as an accessory use, subject to the standards outlined in Section 19.27.040 (residential zones) and Section 19.27.050 (nonresidential zones):

- A. Common skeletal-type radio and television antenna used to receive UHF, VHF, AM and FM signals of off-air broadcasts from radio and television stations.
- B. In residential zones, all satellite dish antennas that are one meter or less in diameter.
- C. In all nonresidential zones, all satellite antennas that are two meters or less in diameter. (Ord. 544 §1(part), 2000).

19.27.030 **Antennas requiring conditional use permit.**

Building- or ground-mounted cellular, pcs, or other wireless antenna shall be considered a public utility use subject to a conditional use permit review and approval, as specified in Chapter 19.39, Division 7 of this Title 19. (Ord. 544 §1(part), 2000).

19.27.040 **Residential zones—Applicable regulations.**

Table 19.27.040A identifies the development standards applicable to all antennas located in the city. In addition, antennas located in any residential zone in the City shall conform to the following standards:

- A. No antenna or its supporting structure shall be located in the area between the front property line and the dwelling.
- B. No antenna, other than satellite antennas, shall exceed the height limit established in Table 19.27.040A. Antennas exceeding the permitted height may be approved; provided, the antenna is of the retractable variety, that the antenna is retractable to below the height limit, and the applicant executes a use agreement providing that the antenna will only be extended during actual use of such antenna. (Ord. 544 §1(part), 2000).

19.27.050 Nonresidential zones—Applicable regulations.

Table 19.27.040A identifies the development standards applicable to all antennas located in the city. In addition, antennas located in any nonresidential zone in the city shall conform to the following standards:

A. No antenna or its supporting structure shall be located in the area between the front property line and the main structure or building.

B. No antenna, other than a satellite antenna, shall be higher than the maximum height permitted in the zone, measured from grade level.

**Table 19.27.040A
Antenna Regulations**

Development Standards	Zone			
	Residential	Commercial	Industrial	Public Facility
1. Distance from Property Line	5 ft.	5 ft.	0 ft.	5 ft.
2. Distance from Other Structures	10 ft.	5 ft.	5 ft.	5 ft.
3. Yard Location	Rear or side yard, except street side	Rear or side yard, except street side	Rear or side yard, except street side	Rear or side yard, except street side
4. Maximum Height	15 ft. for satellite antennas, 25 ft. for all other antennas	15 ft. for satellite antennas. For all other antennas, maximum height permitted in zone	15 ft. for satellite antennas. For all other antennas, maximum height permitted in zone	15 ft. for satellite antennas. For all other antennas, maximum height permitted in zone
5. Maximum Number of Antennas per Lot (including exempt antennas)	2	6 (a)	6 (a)	2 (a)
6. Roof-mounted Antennas Permitted	No	Yes, if mounted on flat portion of roof with parapets or other screening that matches structure architecture	Yes, if mounted on flat portion of roof with parapets or other screening that matches structure architecture	Yes, if mounted on flat portion of roof with parapets or other screening that matches structure architecture
7. Wireless Antenna Regulations	Prohibited	CUP required, minimum setback of 300 ft. from any residential zone	CUP required, minimum setback of 300 ft. from any residential zone	CUP required, minimum setback of 300 ft. from any residential zone

(a) Through the CUP review process, the planning commission may approve additional antennas for uses and businesses which can demonstrate a clear and compelling need to establish additional antennas for purposes directly related to the operation of such use or business.

(Ord. 544 §1(part), 2000).

19.27.060 Development and performance standards.

The following regulations shall apply to the establishment, installation, and operation of antennas in all zones:

A. Antennas shall be installed and maintained in compliance with the requirements of the building code. Antenna installers shall obtain a building permit prior to installation.

B. No advertising material shall be allowed on any antenna.

C. All electrical wiring associated with any antenna shall be buried underground or hidden in a manner acceptable to the community development director.

D. No portion of an antenna array shall extend beyond the property lines or into any front yard area. Guy wires may be attached to the building but shall not be anchored within any front yard area.

E. The antenna, including guy wires, supporting structures, and accessory equipment, shall be located and designed so as to minimize the visual impact on surrounding properties and from public streets. The materials used in constructing the antenna shall not be unnecessarily bright, shiny, garish, or reflective.

F. 1. Every antenna must be adequately grounded with an adequate ground wire for protection against a direct strike of lightning. Ground wires shall be of the type approved by the latest edition of the electrical code for grounding masts and lightning arresters (per FCC standards) and shall be installed in a mechanical manner, with as few bends as possible, maintaining a clearance of at least two inches from combustible materials. Lightning arresters shall be used that are approved as safe by the Underwriter's Laboratories, Inc., and both sides of the line must be adequately protected with proper arresters to remove static charges accumulated on the line.

2. When lead-in conductors of polyethylene ribbon-type are used, lightning arresters must be installed in each conductor. When coaxial cable or shielded twin lead is used for lead-in, suitable protection may be provided without lightning arresters by grounding the exterior metal sheath.

G. A wind velocity test shall be required, if deemed necessary by the community development director.

H. All cellular, pcs, and other wireless antenna shall be designed to enhance the surrounding physical environment by blending with that environment and by being as unobtrusive as possible. Screening shall be provided in the form of fencing, landscaping, structures, or parapets integral to the building. Such screening shall be provided to the satisfaction of the community development director.

I. Co-location of cellular, pcs, and other wireless antenna shall be encouraged. Therefore, lease agreements shall not include exclusive rights which would prohibit co-location where it is technically feasible.

J. For all cellular, pcs, and other wireless antenna for which a conditional use permit is required, a faithful performance bond to ensure the removal of abandoned antenna facilities shall be posted prior to the issuance of building permits.

K. All cellular, pcs, and wireless antenna which are located in or use city right-of-way shall be subject to applicable franchise fee ordinance provisions or city lease agreement provisions. (Ord. 544 §1(part), 2000).

19.27.070 Nonconforming antennas.

All antennas, in any zone, lawfully constructed and erected prior to the effective date of applicable ordinances, and which do not conform to the requirements of the provisions of this Chapter 19.27 for the particular zone in which they are located, shall be accepted as nonconforming uses and shall be subject to abatement pursuant to the provisions of Chapter 19.37 (Nonconforming Uses and Structures) of this Title 19. (Ord. 544 §1(part), 2000).

19.27.080 Relocation of nonconforming antennas.

Where the planning commission finds that a nonconforming antenna, either in its present condition or as modified, can be used in compliance with the standards set forth in this Title 19 for the zone in which it is

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located, the nonconforming antenna may be granted an extension sufficient to permit it to relocate on the site wherein such use is permitted and which has substantially equivalent utility for the use. In no event shall such extension be more than two years. (Ord. 544 §1(part), 2000).