

SECTION 10.1000

PRIVATE COMMUNICATION FACILITIES

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Satellite Receive-Only Antenna

10.1001 Satellite Receive-Only Antenna General Provisions

A satellite receive-only antenna that has a diameter of 4 feet or more and is to be located in a residential district shall be permitted under the Type I procedure when found to be consistent with the siting and screening requirements of the Community Development Code **Section 10.1002(A)** through **(C)**. The Type II procedure shall apply when the applicant requests consideration under **Section 10.1002(D)**, which is an exception to the rear yard location and height provision requirements.

10.1002 Satellite Receive-Only Antenna Development Requirements

A satellite receive-only antenna in a residential district may be erected on a parcel if it meets the following requirements:

- A.** Except as provided by **subsection (D)**, the antenna shall be located in the rear yard area but not closer than 6 feet to a side or rear lot line;
- B.** The lower rim of the dish shall not be more than 4 feet above grade; and
- C.** The antenna is screened on all sides except for the face of the dish and the horizontal area needed to direct the dish to the various satellites. The application of the screening shall apply to all dishes which are exposed to dwellings on adjacent lots within 100 feet. The screening shall consist of landscaping materials which will grow to obstruct view of the dish within five years of planting. A fence can be substituted for landscaping.
- D.** Exceptions to a rear yard location and height provision: If a rear yard location or the height provision would prevent reception of a satellite signal, the dish shall be located in the least visually impacting location on the property. The determination of the least visually impacting location will be based on a case-by-case basis but generally is, in order of desirability:
 - 1.** A side yard location;
 - 2.** A front yard location; or
 - 3.** On the structure (in which case, the screening requirements will not apply).

Amateur Radio and Citizen Band Antennas

10.1010 Amateur Radio and Citizen Band Antenna General Provisions

Amateur radio and citizen band antenna support structures and amateur radio and citizen band antennas, which themselves are deemed structures under the Building Code, that are located in a residential district, shall require a development permit. All other amateur radio and citizen band antennas that are located in residential districts shall not require a development permit but shall conform to the applicable provisions of the Community Development Code.

When a development permit is required, the application shall be processed under the Type I procedure with the exception of parcels in the GBSV District which are subject to the Type II procedure. The application shall be found to be consistent with the requirements of the Community Development Standards Document **Section 10.1011(A-J)**. The Type II procedures shall also apply when the applicant requests consideration under **Section 10.1011(K)**, which is an exception to the yard setback, locational and height provision requirements.

10.1011 Amateur Radio and Citizen Band Antenna Development Requirements

Amateur radio or citizen band antennas and their support structures erected in a residential district shall meet the following requirements:

- A. The amateur radio or citizen band antenna shall not be located closer than 6 feet from a dwelling other than the dwelling on the same lot.
- B. The maximum height of an antenna and support structure shall be 100 feet except in the GBSV District, where the maximum height of the antenna and support structure shall not exceed 35 feet. The height of a crank-up tower shall be measured when fully extended.
- C. Antenna support structures shall be located outside of required rear and side yard setbacks and behind the front building line of the dwelling or other primary structure on the site.
- D. Tower-type vertical antennas and antenna support structures, extending more than 35 feet in height from mounting point shall be set back from all property lines at least a distance equal to 30 percent of their height. For purposes of this subsection, the height of an antenna support structure shall include the linear vertical distance to the highest point of any mast and/or antenna mounted on the structure, or the highest point of the support structure, whichever is greater. The setback distance shall be calculated from all property lines to the closest point of the vertical aspect of the affected antenna or support structure. Horizontal space occupied by an antenna shall not be included in the setback calculation. The wire portions of inverted-vee, dipole, sloper and similar-type antennas shall be exempt from this subsection.
- E. Guy wires and anchors shall be located outside of required front and street side yard setbacks.
- F. No part of an antenna or its support structure including parts that can be rotated, shall extend over any adjacent lot.
- G. The applicant shall submit a statement describing the nature and extent of any interference which may be associated with the radio frequency (RF) facility and describing the applicant's responsibilities under federal regulations.

- H.** The following color standards apply to ground-mounted amateur radio or citizen band antenna support structures greater than 55 feet and up to 200 feet in height:
- 1.** Metal structures shall have a galvanized finish, or be flat or matte silver, or flat or matte gray in color.
 - 2.** Wooden pole antenna support structures shall be of a natural wood color or a paint or stain approximating a natural wood color.
- I.** Ground-mounted amateur radio or citizen band antenna support structures more than 200 feet in height shall comply with locational, painting and lighting regulations of the Oregon Department of Transportation Aeronautics Section, Federal Aviation Administration, and Federal Communications Commission.
- J.** If the antenna is mounted on a dwelling or other building without an antenna support structure, then the antenna shall be at least 20 feet from all property lines. This subsection does not apply to: the wire portions of inverted-vee, dipole, sloper and similar-type antennas; antennas with a wind-loading surface area of 3 square feet or less; wire antennas less than 3 feet above the height of the structure on which mounted; or "whip" type antennas. No antenna mounted on a dwelling or other building without an antenna support structure shall exceed a height of 40 feet above the top of the structure.
- K.** Exceptions to a yard setback, locational or height provisions are allowed if the yard setback, locational or the height provision would prevent effective amateur communications or the generation, detection or processing of radio frequency energy. The antenna and/or support structure may be excepted from the yard setback, locational or height provisions provided that:
- 1.** The applicant provides documentation that the exception is needed for the operation of the amateur radio or citizen band facility, and
 - 2.** The applicant provides documentation that the request is the minimum necessary exception from the yard setback, locational or height provisions of this section, and
 - 3.** If the exception would result in any part of an antenna or support structure, including parts that can be rotated, extending over any adjacent property, then the applicant shall provide a copy of an easement from the owner of the affected property authorizing such extension.

