



Planning Services Division

3675 Mt. Diablo Boulevard, Suite 210

Lafayette, CA 94549-1968

Tel. (925) 284-1976 • Fax (925) 284-1122

<http://www.ci.lafayette.ca.us>

Satellite Dish Antennas

6-530 Satellite Dish Antennas.

- (a) Purpose and Definition. This section regulates the installation of satellite dish antennas in all residential and agricultural districts of the city. A satellite antenna is any parabolic or spherical antenna over three feet in diameter which receives television or other signals from orbiting satellites or other devices.
- (b) Findings. The council finds that the installation of satellite dish antennas, unless regulated, may adversely affect the aesthetic values and safety of residential areas of the city. Therefore, the installation of these antennas is regulated to protect views from public rights-of-way and from adjacent properties, while not preventing the installation of such antennas in an unobtrusive and aesthetically pleasing manner.
- (c) Regulations. The following regulations apply to the installation of a satellite dish antenna (unless a modification to subparagraphs (7) through (10) of this subsection is approved under subsection (e) of this section).
 - (1) A satellite dish shall be constructed and erected in a secure and wind-resistant manner.
 - (2) A satellite dish shall be constructed of noncombustible and noncorrosive materials.
 - (3) A satellite dish shall be constructed of nonreflective materials, and its color shall blend in with the surroundings. Perforated or wire-mesh dishes are encouraged.
 - (4) No advertising or signage of any type is permitted on a satellite dish.
 - (5) All wires or cables necessary for the operation of the satellite dish should be placed underground. Guy wires are discouraged.
 - (6) A satellite dish shall be maintained in an operable state with no structural defects or visible damage.
 - (7) There shall be no more than one satellite dish per lot.
 - (8) For a ground-mounted antenna located in an interior side or rear yard, a setback equal to the height of the antenna is required between the property line and any part of the antenna, notwithstanding Section 6-526.
 - (9) The maximum height permitted is 12 feet, measured from ground level immediately under the antenna to the highest point of the antenna or any appurtenance attached to it. The height is measured when the satellite dish is directed at a point 20 degrees above horizontal.
 - (10) In any case where a side or rear yard abuts a public right-of-way or private street, a setback of 15 feet is required between the public right-of-way or the right-of-way of a private street and any portion of the satellite dish.
 - (11) For hillside lots, additional attention, evaluation and conditions may be imposed by the city to assure that visual impacts on other properties are minimized.

- (12) The planting of screening landscape materials or provision of solid fencing is encouraged and may be required by the city to screen satellite dishes from public rights-of-way and other properties.

(d) Procedures.

- (1) The planning director shall establish submittal requirements for applications for satellite dish antennas. Each application shall be accompanied by a fee in an amount established by city council resolution.
- (2) Except as provided in subsection (d)(3), the planning director is authorized to review and approve an application for a satellite dish antenna provided he sends written notice to all property owners within 300 feet at least ten days beforehand and considers any comments received before making a decision. The planning director may impose conditions of approval consistent with the intent and purpose of this section.
- (3) The planning director (A) may refer any application to the design review commission and (B) shall refer to the design review commission an application for a satellite dish antenna to be placed in one of the sensitive locations listed in subsection (e) of this section. Before approving a satellite dish antenna in one of the listed sensitive locations, the design review commission shall hold a noticed public hearing in accordance with Section 6-211(b). The design review commission may impose conditions of approval consistent with the intent and purpose of this section.
- (4) A decision by the planning director or design review commission may be appealed under Section 6-280.

(e) Sensitive Locations and Required Findings.

- (1) An application for a satellite dish antenna to be placed in one of these sensitive locations requires approval by the design review commission:
 - (A) On a roof top;
 - (B) In a required front setback, or street sideyard on a corner lot;
 - (C) Between the required front setback, or street side yard of a corner lot, and a dwelling when the antenna is visible from the abutting street;
 - (D) At a location in conflict with subsection (c), subparagraphs (7) through (10).
- (2) Before approving a satellite dish antenna in one of the listed sensitive locations, the design review commission shall make the following findings:
 - (A) There is no other location which can effectively receive incoming signals; and
 - (B) Because of topography, house design or location or landscaping, the proposed satellite dish will not have a significant adverse impact on any surrounding property.

(Ord. 350 § 1, 1986)