

### III. ANTENNAS AND TOWERS

The following requirements shall apply to antennas and telecommunication towers, as indicated, including but not limited to dish antennas, amateur radio towers, and commercial telephone/telegraph towers. All plans for placement, construction, and screening must be approved by the Town Codes Enforcement Official prior to the issuance of a building permit.

- A. The following conditions shall apply to dish antenna placements in all zones:
1. No text, pictures, logo's, or advertising shall be displayed on any surface of the dish antenna.
  2. Installation of the required screening shall be done concurrently with the construction of the base mount for any dish antenna.
  3. Where screening is required, the dish antenna shall be screened from view from public rights-of-way and from adjacent property by any combination or single treatment of vegetative or structural barriers. The screening shall provide 80 percent opacity at a height of seven (7) feet within two (2) years of its installation. Defective or dead screening shall be replaced to maintain the screening of the dish antenna while the dish antenna remains in its permitted location.
  4. The dish antenna or any required screening shall not penetrate any recorded easement.
- B. The following conditions shall apply to dish antenna placements in residential and agricultural zoning districts:
1. Only one dish antenna shall be permitted per lot, parcel, or tract.
  2. No freestanding dish antenna shall exceed 11 feet in height, as measured at its highest point above the surrounding grade.
  3. No dish antenna with a dish size greater than 24 inches shall be placed on any roof or attached to any principal or accessory structure. Dish antennas with a dish size of 24 inches or less may be placed on a roof or wall of a principal or accessory structure provided it does not project above the roof line, it is not visible from any public rights-of-way, and it does not violate any required setback.
  4. Freestanding dish antennas shall be set back from the side and/or rear property lines a minimum distance equal to at least two times the height of the mounted dish antenna or the minimum distance for accessory structures whichever is greater.

5. Screening shall be required for all dish antenna with a dish size greater than 24 inches.

C. The following conditions shall apply to dish antenna placements in Community Service, Commercial, and Office zoning districts:

1. Only one dish antenna shall be permitted per business.
2. A ground-mounted dish antenna shall not exceed 11 feet in height, as measured at its highest point above the surrounding grade. A roof-mounted dish antenna shall not exceed 11 feet above the attachment of the base mount to the roof.
3. The maximum building height shall apply, relative to the particular zoning district in which the dish antenna is to be located.
4. Dish antennas may be permitted to be located in the rear yard or on the roof. A dish antenna with a dish size of 24 inches or less may be permitted to be attached to a wall provided it does not project above the roof line, it is not visible from any public rights-of-way, and it does not violate any required setback.
5. Rear yard placements of the dish antennas may not be located in any other required buffer zone or screening required for other purposes.
6. Screening shall be required for all rear yard placements of dish antennas.
7. Roof-mounted dish antennas shall be screened on three sides. The open side shall correspond with the directional requirements of the dish antenna.

D. The following conditions shall apply to amateur radio towers and other antenna placements, excluding telecommunication towers as referenced in Chapter 3:

1. All amateur radio towers and antennas shall be setback a minimum of ten (10) feet from all rear and side property lines, plus an additional one third (1/3) of a foot for each one (1) foot of tower/antenna height over 35 feet tall. Setbacks shall be measured from the farthest most protrusion of the tower and its appurtenances.
2. All guy wires shall be set back from the side and/or rear property lines a minimum of ten (10) feet.
3. No tower shall exceed 70 feet in height and the combined total height of a tower and its antenna shall not exceed 100 feet in height.
4. A certified survey shall be submitted at the discretion of the building official which

shall verify tower and antenna heights, and setbacks for the tower, its appurtenances, and the guy wires.

5. No tower, antenna, or guy wires shall be located within a front yard or on any recorded easement.
6. No tower shall be placed on a roof.
7. A maximum of one tower greater than 35 feet in height shall be permitted per lot, parcel, or tract that is less than five (5) acres. If a lot, parcel, or tract is greater than five (5) acres, a maximum of one tower per five (5) acres shall be permitted.
8. A tower shall be fenced, walled, or protected in some manner so as to prevent uncontrolled access by children from the street or from adjacent properties. Said wall, fence, or protection shall be maintained in good condition.
9. All towers shall be removed when no longer in service.