

FEB 3 1986

ORDINANCE NO. 31A-94

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, ARTICLE I. IN GENERAL, SECTION 20-2. DEFINITIONS, AND ARTICLE IV. DISTRICTS, DIVISION 1. GENERALLY, SECTION 20-100. SPECIAL REQUIREMENTS FOR DISH ANTENNAE.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 20, Zoning, of the Code of the County of James City is hereby, amended and reordained by amending Section 20-2. Definitions, and by adding Section 20-100. Special Requirements for Dish Antennae.

Chapter 20

ZONING

ARTICLE I. IN GENERAL

Section 20-2. Definitions.

DISH ANTENNA. A dish-shaped antenna designed, used or intended to be used to receive or transmit television, radio or other electronic signals.

USABLE SATELLITE SIGNAL. A satellite signal which when viewed on a conventional television set, is at least equal in picture quality to that received from local commercial television stations by use of an outdoor antenna.

ARTICLE IV. DISTRICTS

DIVISION 1. GENERALLY

Section 20-100. Special Requirements for Dish Antennae.

Dish Antennae in all residential districts served by a cable company with a valid franchise obtained from the County shall be permitted only after the issuance of a special use permit by the board of supervisors. In all other districts, dish antennae shall be permitted as accessory uses upon the issuance of a building permit for such dish antennae subject to the following requirements:

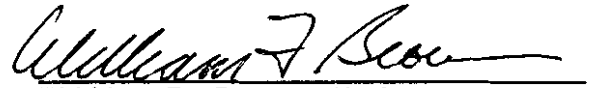
1. Size and Height Limitations. Dish antennae shall not exceed ten feet in diameter and shall not exceed the height limitations for accessory structures of each district.
2. Yard Limitations. Dish antennae shall meet all yard requirements for accessory structures of each district. Additionally, they shall be further restricted as follows:
 - (a) A-1 and A-2 Districts. For lots in the A-1 and A-2 districts, dish antennae shall be permitted in side and rear yards only and on roofs as provided in Section 20-100(3).

- (b) R-1, R-2, R-3, R-6, and R-7 Districts. For all lots in the R-1, R-2, R-3, R-6 and R-7 Districts, dish antennae shall be permitted in rear yards only.
 - (c) R-4, R-5, PUD-R, LB, B-1, M-1 and PUD-C Districts. For all lots in the R-4, R-5, PUD-R, LB, B-1, M-1 and PUD-C Districts, dish antennae shall be permitted in rear yards and on roofs as provided in Section 20-100(3).
 - (d) M-2 District. In the M-2 District, dish antennae shall be permitted in all yards and on roofs as provided in Section 20-100(3).
3. Roof Location. A dish antenna located on a roof shall be set back from all edges of the roof at least two times the height of the dish antenna. A dish antenna may be located on the roof of a public building in any district.
4. Standards. All dish antennae and the construction and installation thereof shall conform with applicable Uniform Statewide Building Code requirements. No dish antenna may be installed on a portable or moveable device. Further, all dish antennae shall be of non-combustible and corrosive-resistant materials, and be erected in a secure, wind-resistant manner located and designed to reduce visual impact from surrounding properties at street level and from public streets.
5. Exceptions. Upon a finding by the Zoning Administrator that a usable satellite signal cannot be obtained by locating a dish antenna in the rear yard or upon a roof as provided in Section 20-100(3) in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, PUD-R, PUD-C, LB, B-1, and M-1 Districts or in the rear or side yard or upon a roof as provided in Section 20-100(3) in the A-1 and A-2 districts, the Board of Zoning Appeals may grant an exception to the provisions of this section to allow placement of a dish antenna in a side or front yard in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, PUD-R, PUD-C, LB, B-1, and M-1 Districts or the front yard in the A-1 and A-2 Districts, if the placement will provide for the reception of a usable signal. No exception shall be granted unless it is determined that the granting of such exception will not be of substantial detriment to adjacent property and will not change the character of the District. In granting an exception, the Board of Zoning Appeals may impose conditions including, but not limited to, the following:
- (a) Screening by architectural or landscape methods to reduce visual impact from surrounding properties and public streets.
 - (b) Placement and installation methods to limit detrimental impact upon surrounding properties and to enhance the public health, safety, and general welfare.

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(c) *Other reasonable requirements deemed necessary to make the use consistent with the character of surrounding properties.*

6. Exemptions. *This section shall not apply to any dish antenna used by a cable company with a valid franchise obtained from the County, or to any telephone company with an approved site plan from the County, or to any temporary installation of dish antennae of a duration of ten days or less.*


William F. Brown, Chairman
Board of Supervisors

ATTEST:


James B. Oliver, Jr.
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia,
this 3rd day of February, 1986.

0402A

<u>SUPERVISOR</u>	<u>VOTE</u>
BROWN	AYE
DEPUE	AYE
EDWARDS	AYE
MAHONE	NAY
TAYLOR	NAY