

ADOPTED

MAR 6 1995

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

ORDINANCE NO. 31A-159

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE II, SPECIAL REGULATIONS, DIVISION 1, IN GENERAL, SECTION 20-34, SPECIAL REQUIREMENTS FOR DISH ANTENNAE.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 20, is hereby amended and reordained by amending Section 20-34, Special requirements for antennae.

Chapter 20. Zoning

Article II. Special Regulations

Division 1. In General

Section 20-34. Special requirement for ~~dish~~ antennae.

~~Dish~~ Any antennae in ~~all a residential districts served by a cable company with a valid franchise obtained from the County with more than 10 square feet of surface area on any one side~~ 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

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- (1) ~~Size and h~~Height limitations. ~~Dish~~ *The* 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~~ *All* antennae shall meet all yard requirements for accessory structures of each district. Additionally, they shall be further restricted as follows:
 - a. A-1 and R-8 districts. For lots in the A-1 and R-8 districts, ~~dish~~ antennae shall be permitted in side and rear yards only and on roofs as provided in subsection (3).

 - b. R-1, R-2, and R-6 districts. For all lots in the R-1, R-2, and R-6 districts, ~~dish~~ antennae shall be permitted in rear yards only *and on roofs as provided in subsection (3)*.

 - c. R-4, R-5, MU, PUD-R, LB, B-1, M-1, M-3, and PUD-C districts. For all lots in the R-4, R-5, MU, PUD-R, LB, B-1, M-1, M-3, and PUD-C districts, ~~dish~~ antennae shall be permitted in rear yards and on roofs as provided in subsection (3).

 - d. M-2 District. In the M-2 District, ~~dish~~ antennae shall be permitted in all yards on roofs as provided in subsection (3).

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 *larger than 10 square feet in surface area on any one side* may be installed on a portable or moveable device. Further, all ~~dish~~ antennae shall be of noncombustible 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~~ *Director of Planning* that a usable ~~satellite~~ signal cannot be obtained by locating an ~~dish~~ antenna in the rear yard, or upon a roof as provided in subsection (3), in the R-1, R-2, R-4, R-5, R-6, MU, PUD-R, PUD-C, LB, B-1, M-3, and M-1 districts or in the rear or side yard, or upon a roof as provided in subsection (3), in the A-1 and R-8 districts, the ~~Board of Zoning Appeals~~ *Planning Commission* may grant an exception to the provisions of this section to allow placement of an ~~dish~~ antenna in a side or front yard in the R-1, R-2, R-4, R-5, R-6, MU, PUD-R, PUD-C, LB, B-1, M-3, and M-1 districts or the front yard in the A-1 and R-8 districts, if the placement will provide for the reception of a usable signal. No exception shall be granted unless it is determined that the

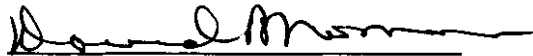
- b. Placement and installation methods to limit detrimental impact upon surrounding properties and to enhance the public health, safety, and general welfare.

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



Perry M. DePue, Chairman
Chairman, Board of Supervisors

ATTEST:



David B. Norman
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
SISK	AYE
EDWARDS	AYE
MAGOON	AYE
TAYLOR	AYE
DEPUE	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 6th day of March,
1995.