

SECTION XXXIII – SATELLITE RECEIVING ANTENNAS – DISH TYPE

(All Section XXXIII 8/25/1986, except as noted)

- 33.01 DISH TYPE SATELLITE: Receiving antennas shall be permitted as accessory uses in all zoning districts.
- 33.02 PERMIT REQUIRED:
- A. In order to comply with FCC Regulations (including 47CFR1.4000 as in effect on September 15, 1997), no person, firm or corporation shall erect a dish-type satellite antenna that is designed to receive direct broadcast satellite service or an antenna designed to receive video programming services via multi-point distribution services, including multi-channel, multi-point distribution services, instructional television fixed services, and local multi-point distribution services in Concord Township without a Zoning Permit and no installation or erection shall commence before a Zoning Permit is issued, except that antennas one (1) meter (39.37 inches) or less in diameter in residential districts, and two (2) meters (78.74 inches) or less in diameter in commercial or industrial districts shall not require a Zoning Permit or fee. (8/25/1986; Amended 3/23/2002)
 - B. An application for a Zoning Permit shall include, among other information:
 1. A plot plan of the location of the proposed dish type satellite antenna and all other buildings or structures on the subject lot.
 2. Shall indicate the owner or owners of said lot, the occupancy of the premises, and the contractor or other person who will do the construction or erection.
 3. Where applicable, the drawing shall include the location and height of structures on adjacent properties which may interfere with the line-of-sight function of the dish antenna.
 - C. A part owner, occupant, renter or contractor shall have the written permission of the owner of the lot or parcel of land on which erection of a dish type satellite antenna is proposed.
- 33.03 INSPECTION OF INSTALLATION: The Zoning Inspector shall be responsible for the inspection of the dish satellite antenna both before and after installations.
- 33.04 MOUNTING REGULATIONS:
- A. Ground mounted:
 1. Residential:
 - a. No dish satellite antenna shall be erected or located on any lot between the road right-of-way and the building setback line.
 - b. No dish satellite antenna shall be erected or located within fifteen (15) feet of any side yard lot line or ten (10) feet of any rear yard lot line.
 - c. A dish satellite antenna shall be erected or located on a corner lot in accordance with Section 6.11 of this Resolution (50 feet from the side line of the street right-of-way, or 80 feet from the centerline thereof, whichever is greater).
 - d. No dish satellite antenna erected or located shall exceed fifteen (15) feet in height.
 - e. All ground mounts in residential districts shall be screened from neighboring properties; consistent with line-of-sight requirements, by a solid wall type fence or year round vegetative screen at least six (6) feet in height.
 - f. On corner lots, neither antennas nor screening shall be placed in such a way that visibility of or from the intersection is obstructed.

- g. If line-of-sight location necessitates location in a front yard, by decision of the Zoning Board of Appeals and in accordance with the process provided for in Section IX of this Resolution, it shall be of open mesh (screen) design, shall be painted to blend with the background and shall be screened in accordance with Section 33.04-A-1-e.
2. Business, interchange and manufacturing districts:
 - a. A dish satellite antenna may be placed anywhere on the lot or building provided that such installation complies with the minimum setback, side and rear yard requirements for the applicable zoning district as set forth in other sections of this Resolution.
 - b. All ground mounts abutting residential districts shall be screened from said residential property consistent with line-of-sight requirements, by a solid wall type fence or year round vegetative screen at least six (6) feet in height.
 - c. On corner lots, neither antennas nor screening shall be placed in such a way that visibility of or from the intersection is obstructed.
 - d. Shall not exceed fifteen (15) feet in height.
- B. Roof mounted:
1. Residential districts:
 - a. Dish satellite antennas shall be limited in size to one (1) meter (39.37 inches) or less measured diagonally across the receiving device. (8/25/1986; Amended 3/23/2002)
 2. Business, interchange and manufacturing districts: May be roof mounted provided that:
 - a. Any antenna which exceeds two (2) meters (78.74 inches) in diameter shall be of open mesh (screen) design.(8/25/1986; Amended 3/23/2002)
 - b. Shall be painted to blend with the background.
 - c. Shall not exceed the height of the roof by more than fifteen (15) feet and shall be set back an equal distance from the nearest roof edge.
- 33.05 INSTALLATION: All dish antennas shall meet or exceed manufacturers' installation specifications. Installers shall certify that all manufacturers' specifications have been met or exceeded.
- All antennas shall be adequately grounded for protection against a lightning strike.
- 33.06 FEE: The fee required for a dish satellite antenna permit shall be set by the Township Trustees by proper motion at a regular meeting of the Board of Township Trustees and unanimously adopted.
- 33.07 PROHIBITIONS:
- A. No person, firm or corporation shall erect or maintain a dish antenna unless in compliance with the provisions of this section.
 - B. In a residential district, no graphic representations of any type shall be permitted on dish antennas.
 - C. In business and manufacturing zones, only the company name or logo shall be permitted as graphics on the dish antenna reflector
 - D. No dish antenna shall be mounted on a tree, chimney or other structural appurtenance.
- 33.08 JOINT OWNERSHIP AND OPERATION: Any dish antenna used to receive signals for use on more than one (1) property shall be located on one (1) of the parcels served, and shall comply with all requirements set forth in this section. The application for a permit to construct shall bear the names of all of the owners.