

ORDINANCE NO. 2108

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SEVERAL SECTIONS OF THE ZONING ORDINANCE REGULATING SATELLITE DISH ANTENNAS

The City Council of the City of Chula Vista does ordain as follows:

SECTION I: This ordinance amends Sections 19.04.199, 19.04.200, 19.22.030, 19.24.030, 19.26.030, 19.28.030, 19.30.030, 19.30.040, 19.32.030, 19.32.040, 19.34.020, 19.34.030, 19.36.020, 19.36.030, 19.38.020, 19.38.040, 19.40.020, 19.40.030, 19.42.030, 19.42.040, 19.44.030, 19.44.040, 19.46.030 and 19.46.040 of the Chula Vista Municipal Code by adding the following:

Section 19.04.199 of the Chula Vista Municipal Code is added by renumbering present Section 19.04.200 entitled "Salvage Yard" to Section 19.04.199. A new Section 19.04.200 entitled "Satellite Dish Antenna" shall read as follows:

Sec. 19.04.200                      Satellite Dish Antenna.

"Satellite Dish Antenna" is a device or instrument, designed or used, for the reception of television or other electronic communications signal broadcast or relayed from an earth satellite. It may be a solid, open mesh or bar configured structure, typically 8-12 feet in diameter, in the shape of a shallow dish or parabola.

That Section 19.22.030 is hereby amended by adding a new subsection F to read as follows:

R-E RESIDENTIAL ESTATE ZONE

Sec. 19.22.030                      Accessory Uses and Buildings.

F. A Satellite dish antenna may be located in a residential district when it complies with the following conditions:

1. It is ground mounted.

2. It is not located in a front yard or exterior side yard, said yard to be measured from any portion of the building to the front or exterior side property line.
3. It complies with setback requirements of the underlying zone for accessory structures.
4. It does not exceed twelve (12) feet in height above existing grade.
5. It shall be located on lots where at least a 5-foot high solid wall or fence is installed between the dish antenna and adjacent properties.
6. It shall be screened so that only the upper twenty-five (25) percent of the antenna height is visible from any adjacent residential zone, right-of-way, or private street easements, at horizontal grade level.
7. It shall not be located in the H - Hillside Modifying District.
8. Only one satellite dish antenna shall be permitted per lot.
9. Satellite dish antennae with diameter measuring less than one (1) meter may be installed in a manner consistent with typical television antennae.
10. Satellite dish antennae shall be used for private, non-commercial purposes.

That Section 19.24.030 of the Chula Vista Municipal Code is hereby amended by adding a new subsection F to read as follows:

R-1 SINGLE-FAMILY RESIDENCE ZONE

Sec. 19.24.030 Accessory Uses and Buildings.

F. Satellite dish antenna as per the provisions of Section 19.22.030F.

That Section 19.26.030 of the Chula Vista Municipal Code is hereby amended by adding a new subsection F to read as follows:

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R-2 ONE AND TWO-FAMILY RESIDENCE ZONE

Sec. 19.26.030            Accessory Uses and Buildings.

F.    Satellite dish antenna as per the provisions of Section 19.22.030F.

That Section 19.28.030 of the Chula Vista Municipal Code is hereby amended by adding a new subsection F to read as follows:

R-3 APARTMENT RESIDENTIAL ZONE

Sec. 19.28.030            Accessory Uses and Buildings.

F.    Satellite dish antenna as per the provisions of Section 19.22.030F.

That Section 19.30.030 of the Chula Vista Municipal Code is hereby amended by adding a new subsection C to read as follows:

C-O ADMINISTRATIVE AND PROFESSIONAL OFFICE ZONE

Sec. 19.30.030            Accessory Uses and Buildings.

C.    A satellite dish antenna may be located in a commercial district when it complies with the provisions of standards 1 through 9 in Section 19.22.030F.

That Section 19.30.040 of the Chula Vista Municipal Code is hereby amended by adding a new subsection J to read as follows:

Sec. 19.30.040            Conditional Uses.

J.    Roof-mounted satellite dishes subject to the following standards or conditions:

1.    These dishes shall be screened, using appropriate matching architectural materials or parapet walls.
2.    Dishes shall be of a neutral color, match the building or as otherwise approved by the City.
3.    A building permit shall be required.
4.    No advertising material shall be allowed on the satellite dish antenna. Satellite dish antenna containing advertising material shall be considered a sign.

That Section 19.32.030 of the Chula Vista Municipal Code is hereby amended by adding a new subsection L to read as follows:

C-B CENTRAL BUSINESS ZONE

Sec. 19.32.030 Conditional Uses.

L. Roof-mounted satellite dishes subject to the standards set forth in Section 19.30.040.

That Section 19.32.040 of the Chula Vista Municipal Code is hereby amended by adding the following language:

Sec. 19.32.040 Accessory Uses and Buildings.

A satellite dish antenna may be located in a commercial district when it complies with the provisions of standards 1 through 9 in Section 19.22.030F.

That Section 19.34.020 of the Chula Vista Municipal Code is hereby amended by amending subsection L to read as follows:

C-N NEIGHBORHOOD COMMERCIAL ZONE

Sec. 19.34.020 Permitted Uses.

L. Accessory uses and building customarily appurtenant to a permitted use, such as incidental storage facilities and satellite dish antennas in accordance with the provisions of Section 19.22.030F.1-9..

That Section 19.34.030 of the Chula Vista Municipal Code is hereby amended by adding a new subsection F to read as follows:

Sec. 19.34.030 Conditional Uses.

F. Roof-mounted satellite dishes subject to the standards set forth in Section 19.30.040.

That Section 19.36.020G of the Chula Vista Municipal Code is hereby amended to read as follows:

C-C CENTRAL COMMERCIAL ZONE

Sec. 19.36.020 Permitted Uses.

G. Accessory uses and buildings customarily appurtenant to a permitted use and satellite dish antenna in accordance with the provisions in Section 19.22.030F.1-9.

That Section 19.36.030 of the Chula Vista Municipal Code is hereby amended by adding thereto a new subsection N to read as follows:

Sec. 19.36.030 Conditional Uses.

N. Roof-mounted satellite dishes subject to the standard set forth in Section 19.30.040.

That Section 19.38.020H of the Chula Vista Municipal Code is hereby amended to read as follows:

C-V VISITOR COMMERCIAL ZONE

Sec. 19.38.020 Permitted Uses.

H. Accessory use and building customarily appurtenant to a permitted use and satellite dish antenna in accordance with the provisions in Section 19.22.030F.1-9.

That Section 19.38.030 of the Chula Vista Municipal Code is hereby amended by adding a new subsection K to read as follows:

Sec. 19.38.040 Conditional Uses.

K. Roof-mounted satellite dish subject to the standards set forth in Section 19.30.040.

That Section 19.40.020L of the Chula Vista Municipal Code is hereby amended to read as follows:

C-T THOROUGHFARE COMMERCIAL ZONE.

Sec. 19.40.020 Permitted Uses.

L. Accessory uses and buildings customarily appurtenant to a permitted use and satellite dish antenna in accordance with the provisions in Section 19.22.030F.1-9.

That Section 19.40.030 of the Chula Vista Municipal Code is hereby amended by adding a new subsection X to read as follows:

Sec. 19.40.030 Conditional Uses.

X. Roof-mounted satellite dishes subject to the standards set forth in Section 19.30.040.

That Section 19.42.030 of the Chula Vista Municipal Code is hereby amended by adding a new subsection F to read as follows:

I-R RESEARCH INDUSTRIAL ZONE.

Sec. 19.42.030 Accessory Uses and Buildings.

F. Satellite dish antenna are permitted in accordance with the provisions of Section 19.22.030F.1-9.

That Section 19.42.040 of the Chula Vista Municipal Code is hereby amended by adding a new subsection E to read as follows:

Sec. 19.42.040 Conditional Uses.

E. Roof-mounted satellite dishes subject to the standards set forth in Section 19.30.040.

That Section 19.44.030 of the Chula Vista Municipal Code is hereby amended by adding thereto a new subsection E to read as follows:

I-L LIMITED INDUSTRIAL ZONE

Sec. 19.44.030 Accessory Uses and Buildings.

E. Satellite dish antenna are permitted in accordance with the provisions of Section 19.22.030F.1-9.

That Section 19.44.040 of the Chula Vista Municipal Code is hereby amended by adding thereto a new subsection N to read as follows:

Sec. 19.44.040 Conditional Uses.

F. Roof-mounted satellite dishes subject to the standards set forth in Section 19.30.040.

That Section 19.46.030 of the Chula Vista Municipal Code is hereby amended by adding a new subsection E to read as follows:

I-GENERAL INDUSTRIAL ZONE

Sec. 19.46.030 Accessory Uses and Buildings.

E. Satellite dish antenna are permitted in accordance with the provisions of Section 19.22.030F.1-9.

That Section 19.46.040 of the Chula Vista Municipal Code is hereby amended by adding a new subsection I to read as follows:


Sec. 19.46.040 Conditional Uses.

I. Roof-mounted satellite dishes subject to the standards set forth in Section 19.30.040.

SECTION II: This ordinance shall take become effective upon its first reading and adoption if passed by at least four (4) affirmative votes of the City Council as an emergency measure.

Presented by

Approved as to form by

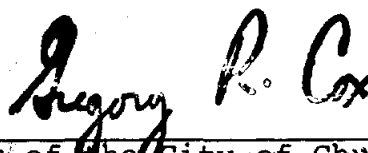
  
\_\_\_\_\_  
George Kremp, Director of  
Planning

  
\_\_\_\_\_  
Thomas J. Harron, City  
Attorney

0291a

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA, CALIFORNIA, AT FIRST READING THIS 9th DAY OF APRIL  
19 85, BY THE FOLLOWING VOTE, TO-WIT:

AYES: COUNCILMEMBERS: Cox, Malcolm, McCandliss, Scott, Moore  
NAYES: COUNCILMEMBERS: None  
ABSTAIN: COUNCILMEMBERS: None  
ABSENT: COUNCILMEMBERS: None



\_\_\_\_\_  
Mayor of the City of Chula Vista

ATTEST



\_\_\_\_\_  
City Clerk

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) ss.  
CITY OF CHULA VISTA )

I. JENNIE M. FULASZ, CMC, CITY CLERK of the City of Chula Vista,  
California, DO HEREBY CERTIFY that the above and foregoing is a full,  
true and correct copy of ORDINANCE NO. 2108, and that the same has  
not been amended or repealed.

DATED \_\_\_\_\_

\_\_\_\_\_  
City Clerk

(seal)



March 25, 1985

SATELLITE DISH ANTENNAE

Chapter 19.04      Definitions  
~~19.04.100~~      ~~SALVAGE YARD~~  
19.04.200      SATELLITE DISH ANTENNAE  
19.04.200      Satellite Dish Antennae

A device or instrument, designed or used, for the reception of television or other electronic communications signal broadcast or relayed from an earth satellite. It may be a solid, open mesh or bar configured structure, typically 8-12 feet in diameter, in the shape of a shallow dish or parabola.

Chapter 19.22

R-E      RESIDENTIAL ESTATE ZONE

19.22.030      Accessory uses and buildings

F.      A satellite dish antenna may be located in a residential district when it complies with the following conditions:

1.      It is ground mounted.
2.      It is not located in a front yard or exterior side yard, said yard to be measured from any portion of the building to the front or exterior side property line.
3.      It complies with setback requirements of the underlying zone for accessory structures.
4.      It does not exceed twelve (12) feet in height above existing grade.
5.      It shall be located on lots where at least a 5-foot high solid wall or fence is installed between the dish antenna and adjacent properties.
6.      It shall be screened so that only the upper twenty-five (25) percent of the antenna height is visible from any adjacent residential zone, right-of-way, or private street easements, at horizontal grade level.
7.      It shall not be located in the H - Hillside Modifying District.
8.      Only one satellite dish antenna shall be permitted per lot.

9. Satellite dish antennae with diameter measuring less than one (1) meter may be installed in a manner consistent with typical television antennae.
10. Satellite dish antennae shall be used for private, non-commercial purposes.

Also amendment to Chapters 19.24.030, R-1 - SINGLE FAMILY RESIDENCE ZONE, Accessory uses and buildings; Chapter 19.26.030, R-2 - ONE AND TWO-FAMILY RESIDENCE ZONE, Accessory uses and buildings; Chapter 19.28.030, R-3 - APARTMENT RESIDENTIAL ZONE, Accessory uses and buildings; as follows:

"Satellite dish antennae as per the provisions of Chapter 19.22.030 F."

Chapter 19.30

C-0 ADMINISTRATIVE AND PROFESSIONAL OFFICE ZONE

19.30.030 Accessory uses and buildings

- C. A satellite dish antenna may be located in a commercial district when it complies with the provisions of standards 1 through 9 in Chapter 19.22.030 F.

19.30.040 Conditional Uses

- J. Roof-mounted satellite dishes subject to the following standards or conditions:
1. These dishes shall be screened, using appropriate matching architectural materials or parapet walls.
  2. Dishes shall be of a neutral color, match the building or as otherwise approved by the City.
  3. A building permit shall be required.
  4. No advertising material shall be allowed on the satellite dish antenna. Satellite dish antenna containing advertising material shall be considered a sign.

Also amendment to Chapters 19.32.040, C-B - CENTRAL BUSINESS ZONE, Accessory uses and buildings; 19.34.020, C-N - NEIGHBORHOOD COMMERCIAL ZONE, Permitted uses; 19.36.020, C-C - CENTRAL COMMERCIAL ZONE, Permitted uses; 19.38.020, C-V - VISITOR COMMERCIAL ZONE, Permitted uses; 19.40.020, C-T - THOROUGHFARE COMMERCIAL ZONE, Permitted uses; 19.42.030, I-R - RESEARCH INDUSTRIAL ZONE, Accessory uses and buildings; 19.44.030, I-L - LIMITED INDUSTRIAL ZONE, Accessory uses and buildings; 19.46.030, I - GENERAL INDUSTRIAL ZONE, Accessory uses and buildings as follows:

"Satellite dish antennae as per the provisions of Chapters 19.30.030 and 19.22.030 F and Chapter 19.30.040."

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ORDINANCE NO. 2108


AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SEVERAL SECTIONS OF THE ZONING ORDINANCE REGULATING SATELLITE DISH ANTENNAE

By a unanimous vote on April 9, 1985, the Council placed the ordinance on second reading and adoption. The ordinance is an urgency ordinance which will terminate in 90 days - July 9, 1985.

Specifically, the ordinance prohibits a rooftop antenna in a residential district unless a variance were approved; allows only one dish per lot; mandates that the use would be for private non-commercial purposes in a residential zone; for commercial districts, a building permit and a conditional use permit process must be obtained. Further regulations cover requirements for screening, buffering, limit heights and establishes setbacks.

Copies of the ordinance are available at the office of the City Clerk, City Hall, 276 Fourth Avenue, Chula Vista, California.

Dated: 4/9/85

  
Jennie M. Fulasz, CMC, City Clerk