

ORDINANCE NO. 2138

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, 19.38.030, 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 adequately screened so that only the upper portion of the antenna is visible from any adjacent residential zone, right-of-way, or private street easements, at horizontal grade level to the satisfaction of the Zoning Administrator.
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.
11. All satellite dish antennae, in any zone constructed and erected prior to the effective date of the ordinance codified herein, which do not conform to the requirements of the provisions of this title for the particular zone in which they are located, shall be accepted as non-conforming antennae for a period of three years to expire February 14, 1989. Thereafter, the satellite dish antennae shall be subject to immediate abatement via removal or through modification or relocation to comply with the standards of the ordinance.
12. A building permit shall be required.

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:

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. In addition, non-conforming satellite dishes shall be amortized as per Section 19.22.030F.11.

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:

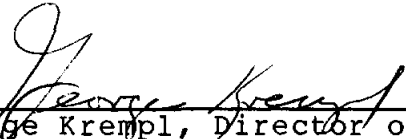
Sec. 19.46.040                      Conditional Uses.

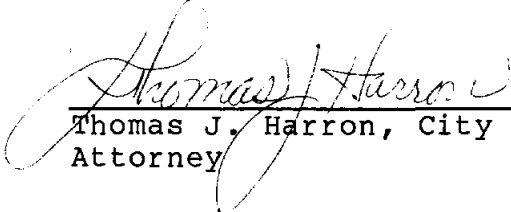
I. Roof-mounted satellite dishes subject to the standards set forth in Section 19.30.040.

SECTION II: This ordinance shall take effect and be in full force on the thirty-first day from and after its adoption.

Presented by

Approved as to form by

  
\_\_\_\_\_  
George Krempf, Director of  
Planning

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

0291a

FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE  
CITY OF CHULA VISTA, CALIFORNIA, HELD January 7, 19 86, AND  
FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD January 14,  
19 86, BY THE FOLLOWING VOTE, TO-WIT:

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

Gregory R. Cox  
Mayor of the City of Chula Vista

ATTEST Jennie M. Fulasz  
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. 2138, and that the same has not been amended or repealed.

DATED \_\_\_\_\_

(seal)

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



ORDINANCE NO. 2138

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

By a unanimous vote on January 14, 1986 (Councilman Malcolm was absent), the City Council placed the ordinance on ~~second~~ reading and adoption.

Generally, the ordinance stipulates there will be a three-year amortization for all non-conforming satellite antennas; a building permit is required; roof-top installation requirements are listed; and the standard for dish screening is being changed from a specified percentage to a requirement for fencing and additional screening treatment as required by the Zoning Administrator.

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

Dated: 1/15/87

  
Jennie M. Fulasz, EMC, City Clerk