

Information Sheet

Satellite Dish Receiving Antenna

Purpose: This information sheet provides property owners and contractors the code requirements to install a satellite receiving dish in residential and commercial districts of the City of Germantown. If any questions arise pertaining to satellite receiving dish installation, please call the Code Enforcement Division at 757-7263.

General Information:

Satellite Dish Receiving Antenna is any earth station antenna used for the purpose of receiving or transmitting satellite delivery communication service.

The Federal Communication Commission (FCC) on April 17, 1996, issued a ruling affecting the placement of satellite dishes 1 meter or less (39.3 inches) in diameter in residential districts and 2 meters or less (6.6 feet) in diameter in commercial office and Old Germantown (OG) districts.

Permit Requirements for Residential Districts

1. Permits are not required for satellite dishes 1 meter or less in diameter. Satellite dishes of this size do not require approval by the city.
2. Permits are required for satellite dishes over 1 meter (39.3 inches) in diameter in residential districts. Permits are obtained at Germantown Community Development, 1920 S. Germantown Road.
3. Permit fee for satellite receiving dishes over 1 meter (39.3 inches) in diameter is \$20.00 (permit fees are subject to change).
4. Applicants applying for a permit must provide the following:
 - a. A copy of the lot survey (plat) or a dimensional sketch of the lot indicating the location of all recorded easements on the lot.
 - b. The size and height of the satellite dish.
 - c. The intended location of the dish on the lot. The distance in feet the dish will be located from the principal building (the house), and the rear and nearest side property line.
 - d. Information pertaining to the screening requirements outlined in the residential district installation requirements (see Item 4 below).

In Residential Districts: Satellite Dish Receiving Antenna That Are 36 Inches or Less in Diameter Shall Be Installed in Compliance With the Following:

- a. Be mounted on the principal building on the side of a roof or a gable, provided such roof or gable does not face an adjacent street, and the dish does not extend in height above the ridge of the roof.
- b. May be mounted on a ground-mounted pedestal or other mounting device detached from the principal building in compliance with the following:
 1. The mounting device and satellite dish receiving antenna shall not be located in the front or side yard of the lot.

2. The mounting device and satellite dish receiving antenna shall not be located a minimum distance from the rear and side property lines equal to the height of the mounting device and satellite dish measured at its highest point above the surrounding grade, and not closer than five feet to any recorded easement on the lot.
3. The mounting device and satellite dish receiving antenna shall not exceed 20 feet in height measured at its highest point above the surrounding grade.
- c. The satellite dish receiving antenna and mounting device shall be of such color and appearance as to reasonably consistent and compatible with the natural surroundings of the building, lot tract or parcel. For aesthetic reasons, every effort should be made to locate the dish in as inconspicuous a place as possible consistent with the satellite dish receiving antenna being able to receive the satellite signal.

Installation of Satellite Dishes Greater Than (36 inches) in Diameter in Residential Districts must comply With the Following:

1. Be located on the lot behind the rear line of the principal building and is a minimum of fifteen feet (15') from the principal building.
2. Cannot exceed nine feet (9') in height as measured at its highest point above the surrounding grade.
3. Is set back from the rear and side property lines a distance equal to at least two (2) times the height of the satellite dish receiving antenna and not closer than five feet (5') to any recorded easement.
4. The preferred colors for satellite dishes are Grey, Black, Brown, Green or Dark Blue. Dishes that are bright colors such as Red, Orange, Yellow, etc. are not acceptable. Dishes must be screened from view from public thoroughfares and from adjacent properties by either: (1) a solid wood screening fence, not to exceed six feet (6') in height; (2) by a landscaped planting screen; (3) or a combination of a solid wood screening fence and a landscaped planting screen. Each such landscaped planting screen shall consist of evergreen plants, or seasonal foliage plants, or a combination thereof, of such height (not less than the height of the satellite dish receiving antenna) and density to screen from view as aforesaid. All such required screening shall be in place before the satellite dish receiving antenna is placed in use and shall be maintained throughout the time the satellite dish receiving antenna is located on the lot.

Property owners are responsible to determine if the satellite dish being installed complies with Subdivision Protective Covenants. Protective Covenants may be more restrictive than the City Ordinances.

Installation of Satellite Receiving Dishes in Commercial, Office and OG Districts Must Be Approved By the Design Review Commission (DRC) and Comply With the Following:

1. If the dish is ground-mounted, it must comply with the installation provisions outlined in the residential district.
2. If the dish is mounted on the roof of the building, it must be screened from the view of public thoroughfares and adjacent properties by methods and materials approved by the DRC.
3. If the DRC determines that a roof-mounted satellite dish does not require screening from public view, the satellite dish shall be painted a color satisfactory to the DRC to make it blend visually with the roof or other surroundings where mounted.
4. Complies with the provisions of any other Ordinance, rule, regulation, statute or other provision of law, provided that where provision of these regulations imposes restrictions different from those imposed by any other Ordinance, rule regulation, statute or other provision of law, whichever provisions are more restrictive or impose higher standards shall control.

5. Does not violate or interfere with any applicable easement, covenant or any other private agreement or restriction; provided that where the provisions of this definition are more restrictive or impose higher standards or regulations than such easement, covenant or other private agreement or restrictions, the requirements of this definition shall govern.
6. Is used in compliance with all applicable laws regarding such communication devices.
7. If approved by the DRC, a permit must be obtained prior to installation. Permits are obtained at the Germantown Municipal Center, 1920 S. Germantown Road. The permit fee is \$20.00 (permit fees are subject to change).

Call the Planning Division at 757-7281 for information on how to file a request with the DRC.