

ANTENNA CONDITIONAL USE PERMIT

INFORMATION

City of Cleveland Heights

Application available at www.citizenserve.com/clevelandheights

Contact: planning@clevelandheights.gov

Architectural Board of Review and/or Landmark Commission is required before a conditional use permit will be issued for an antenna. Please ensure to complete that process before applying for a conditional use permit for antenna(s). The cost is \$125.00 per antenna.

In all districts, satellite dish receiving antennas and cellular antennas may be conditionally permitted by the Zoning Administrator in accordance with the Zoning Code and as approved by the Planning Commission at its 2/14/2018 meeting, and subject to compliance with the regulations of Code section 1153.05(w):

- 1) No satellite dish receiving antenna shall be located in the front or side yard of a dwelling or other building;
- 2) A satellite dish receiving antenna may be located on the roof of a building in a residential district only if it is not technically feasible to locate the dish in the rear yard and if the dish is located in such a manner that it is not visible from the public streets or any neighboring premises. A satellite dish receiving antenna may be located on the roof of a building in a commercial district only if it is located or screened so that it is not visible from the public streets, or its visibility will not adversely impact the overall character and orderly appearance of the neighborhood in which it is located.
- 3) No sign shall be permitted on a satellite dish receiving antenna;
- 4) The satellite dish receiving antenna shall be constructed and anchored in such a manner as to be able to withstand a wind force of up to 100 miles per hour;
- 5) The perimeter of the satellite dish receiving antenna shall be landscaped or otherwise screened in such a manner as will not cause the presence of the satellite dish receiving antenna to interfere with or diminish the use and enjoyment of the adjacent properties;
- 6) In all residential districts through MF-2, the landscaping or other screening must be sufficient to preclude visibility of the satellite dish receiving antenna from the first floor of adjacent residences;
- 7) The diameter of a satellite dish receiving antenna shall not exceed ten (10) feet in any residential district through MF-2 and shall not exceed fifteen (15) feet in any other district;
- 8) Except in cases where a satellite dish receiving antenna is located on the top of a building, the height of a satellite dish receiving antenna shall not exceed fifteen (15) feet in any residential district through MF-2 and shall not exceed twenty (20) feet in any other district;
- 9) All setback requirements for the zoning district in which a satellite dish receiving antenna is to be located shall be complied with, and no variance shall be granted with respect to this requirement;
- 10) A satellite dish receiving antenna shall not be used for the transmitting of any radio or television signal or for any other purpose that would result in an interference with the radio and/or television reception of surrounding properties;
- 11) Application for the issuance of a conditional use permit pursuant to this section shall include a site plan indicating the location of the proposed satellite dish receiving antenna on the property and shall include all technical data necessary for the consideration of the application.