

constructed for the exclusive use of the residents of the property on which it is located and is incidental and customary to residential use.

3. Structures Within Height Limits: A Planning Director's special permit shall be required for any non-exempt structure in a non-residential zone regulated by this subsection that does not exceed the height limits of this Ordinance for the property on which it is to be located.

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The proposed amendment will also establish exemptions for residential towers, antennas, poles, reflecting discs or similar structures which would not exceed the allowable height for the residential zone in which the structure is to be located. As there could be a need for additional height on a residential tower, the proposed amendment does allow for a Planning Director's special permit in order to locate a residential tower which exceeds the allowable height.

In staff's opinion the proposed amendment should expedite the review process for the location of these structures. Therefore, staff recommends that the Planning Commission recommend approval of the Zoning Ordinance amendment relating to the location of communication towers, antennas, poles, reflecting discs and similar structures.

Environmental Determination

The Environmental Coordinator has determined that the proposed project does not have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the activity in question may have a significant impact on the environment; therefore, the activity is not subject to environmental review {CEQA Section 15061 (b)(3)}.

Recommendation

Planning staff recommends that the Planning Commission recommend approval of the proposed Zoning Ordinance Amendment and forward to City Council.

Respectfully submitted,

*Will Waitman*

*for* Joy Patterson,  
Senior Planner

Report Prepared By:

Dawn T. Holm  
Junior Planner

ORDINANCE NO.  
ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE ADDING THE FOLLOWING TO THE CITY  
OF SACRAMENTO ZONING ORDINANCE SECTION 2-G

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

The Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series, as amended) is hereby amended by adding thereto Section 2-G-10 to read as follows:

G. CONDITIONAL USES: The Planning Commission may grant a Special Permit for the following conditional uses:

10. A special permit shall be required to locate in a nonresidential zone any communication tower, antenna, or other similar structure used for the transmission, reception or both of electromagnetic radiation. Except as provided below, communication towers, antenna, or other similar structures used for the transmission, reception or both of electromagnetic radiation are not permitted within any residential zone.

a. Definition: Antenna - "Antenna" means any system of wires, poles, rods, reflecting discs or similar devices used for the transmission, reception or both of electromagnetic radiation, and shall include, but shall not be limited to antennas utilized by cellular utilities.

1. Exempt Antennas - Antennas meeting the following standards and specifications are exempt from the requirements of this subsection and are permitted in any zone, subject to the height limits and other restrictions established by this Ordinance for the particular zone:

(a) Common skeletal type radio and television antenna used to receive UHF, VHF, AM and FM signals of off-air broadcasts from radio and television stations.

(b) Amateur Radio Antenna - "Amateur radio antenna" means any antenna used to receive and/or transmit radio signals on the amateur radio bandwidth, as designated by the Federal Communications Commission.

(c) Satellite receive-only antenna - "Satellite receive-only antenna" means any antenna used to receive radio or television signals from orbiting communication satellites.

Other Exempt Antennas - Residential Zone - Subject to the height limits and other restrictions established by this Ordinance, other antennas that are constructed for the exclusive use of the residents of the property on which they are located and are incidental and customary to residential use are permitted in a residential zone without a special permit.

b. Height Restrictions: Notwithstanding any other provisions of the ordinance, the Planning Commission or, as specified herein, the Planning Director, shall have the authority to grant a special permit for a structure regulated by this subsection that exceeds the height limits established for the zone in which it is to be located.

c. Procedure: A special permit shall be required as specified below for any non-exempt structure regulated by this subsection. The procedures specified in Section 15 of this Ordinance shall apply to special permits sought pursuant to this subsection.

1. Structures Exceeding Height Limits - Non Residential Zones: A special permit issued by the Planning Commission shall be required for any structure in a non-residential zone regulated by this subsection that exceeds the height limits of this Ordinance for the property on which it is to be located.

2. Structures Exceeding Height Limits - Residential Zone: A Planning Director's special permit shall be required for a structure in a residential zone that would be exempt pursuant to subparagraphs (a)(1) and (a)(2) above but for its height. Nothing in this subparagraph is intended to permit a structure in a residential zone that is not

constructed for the exclusive use of the residents of the property on which it is located and is incidental and customary to residential use.

- 3. Structures Within Height Limits: A Planning Director's special permit shall be required for any non-exempt structure in a non-residential zone regulated by this subsection that does not exceed the height limits of this Ordinance for the property on which it is to be located.

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