

# Village of Lake Isabella - Codified Ordinances

## Article XII – Planning & Zoning

### Chapter 1218 – Communication Towers & Antennas

Adopted August 4, 1998 – Ordinance 1998-01

Last amended July 15, 2008 – Ordinance 2008-02

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Chapter 1218.01	Towers & Windmills
Chapter 1218.03	Antennas and Dish Antennas

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#### **1218.01 COMMUNICATION TOWERS & WINDMILLS**

1. Communication Towers, Free Standing Antennas, and Windmills and their attendant facilities shall be permitted in agricultural, open space recreation, and industrial districts provided said use and structure(s) shall be located centrally on a continuous parcel of not less than one times the height of the tower measured from the base of the tower to all points on each property line. Applicants shall demonstrate a justification for the proposed height of the structure(s), and shall be required to submit an evaluation of alternative designs which might result in lower heights prior to approval by the Village of Lake Isabella.
2. Communication Towers, Free Standing Antennas, and Windmills located within the approved Michigan Department of Transportation or Federal Aviation Administration part 77 airport approach plan must meet the height and safety requirements contained within the MDOT and FAA regulations.

#### **1218.03 ANTENNAS, DISH ANTENNAS, CHIMNEYS & VENTS**

1. Antennas and Dish Antennas for personal use may be erected and used in conjunction with an established use in any district.
2. Dish Antennas may not exceed one meter in diameter (39.37”).
3. Antennas and Dish Antennas may not be located more than 12 feet above the roofline of the structure it is attached to, but in no circumstance shall any antenna, dish antenna, chimney, stack, or vent exceed the maximum allowed height in its respective zoning district. In cases where there are topographical features or established trees on the parcel, the antenna or dish antenna may exceed the peak of the roofline by not more than 18 feet, only where it is physically attached to such roofline at the base.
4. When due to topographical features or interference from established trees on a parcel where the Antenna or Dish Antenna is to be located, the Antenna or Dish Antenna may be located elsewhere on the parcel, but shall not exceed a total height from grade to peak of 8 feet. The location of any such Antenna or Dish Antenna shall not be in any required yard setback.
5. The number of Antenna or Dish Antenna shall be limited to the least number required to receive service.