



CITY OF PATASKALA

ORDINANCE 2015-4211

Passed March 2, 2015

AN ORDINANCE TO AMEND CITY OF PATASKALA CODIFIED ORDINANCE 1207 TO REMOVE THE SCHEDULE OF FEES APPENDIX AND TO AMEND CODIFIED ORDINANCE SECTION 1215.03, 1255.15 AND 1293.04 TO REMOVE REFERENCE TO THE FEE APPENDIX AND TO ADD REFERENCE TO THE PATASKALA SCHEDULE OF FEES TO BE ADOPTED UNDER SEPARATE ORDINANCE, AS REFERENCED IN THE ATTACHED EXHIBIT A.

WHEREAS, the City of Pataskala Codified Ordinance contains an appendix of city fees and charges; and

WHEREAS, the City of Pataskala desires to remove the schedule of fees from Codified Ordinance Chapter 1207, modify the schedule of fees and adopt as a separate ordinance; and

WHEREAS, the City of Pataskala Codified Ordinance Chapters 1207, 1215.03, 1255.15, and 1293.04 make references to the city fees and charges appendix; and

WHEREAS, it is necessary to amend Codified Ordinance Chapters 1207, 1215.03, 1255.15, and 1293.04 to remove reference to the schedule of fees appendix.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, A MAJORITY OF THE MEMBERS ELECTED THERETO CONCURRING THAT:

SECTION ONE. The City of Pataskala Codified Ordinance Chapter 1207 is amended to remove the schedule of fees appendix.

SECTION TWO. The City of Pataskala Codified Ordinances Chapters 1207, 1215.03, 1255.15, and 1293.04 are amended to remove reference to the schedule of fees appendix.

SECTION THREE. This Ordinance shall take effect at the earliest time provided by the laws of the State of Ohio and the Charter of the City of Pataskala.

ATTEST:



Kathy M. Hoskinson, Clerk of Council



Michael W. Compton, Mayor

APPROVED AS TO FORM:



Rufus B. Hurst, Law Director

City of Pataskala
Schedule of Municipal Fees



Ordinance 2015-4218
Adopted: March 2, 2015

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1. Building

A. New Construction Residential

New Single Family Home Zoning Permit	\$ 300.00
New Multi-Family Zoning Permit	
(2-4 units/ building).....	\$ 400.00 per Building
(5 – 10 units / building).....	\$ 450.00 per Building
(11+ units / building)	\$1000.00 per Building
Park Use Fee Residential	\$500.00

B. Residential Miscellaneous

Failure to obtain permit prior to installation/building/construction.....	FEE IS DOUBLED
Driveway and Approach Zoning Permit	\$30.00
Deck, patio, porch, any addition/alteration.....	\$50.00
Residential Garage.....	\$50.00
Accessory Building/Structure	\$50.00
Additions/Alterations to Building Zoning Permit.....	\$50.00
Pool Zoning Permit.....	\$ 75.00
Hot Tubs/Spas Zoning Permit.....	\$ 20.00
Fence Zoning Permit.....	\$ 25.00
Sidewalk Zoning Permit.....	\$25.00
Demolition Zoning Permit.....	\$ 25.00

C. New Construction Commercial

Failure to obtain permit prior to installation/building/construction.....	FEE IS DOUBLED
Commercial Zoning Permit	\$ 300.00
Park Use Fee Commercial (Up to 2500 sf)	\$ 750.00
(Over 2500 sf)	\$ 900 + \$1 per 100 sf

D. Commercial Miscellaneous

Sign Zoning Permit

Temporary Sign

(One-time fee for entire 365 day period if the sign remains the same or has only minor modifications)..... \$25.00

Building Mounted Sign and Ground Sign \$2.50 per sf up to 24 sf face
..... \$ 5.00 per sf 25 + sf face

Additions/Alterations to Building Zoning Permit..... \$300.00

Sidewalk Zoning Permit.....\$25.00

Antenna Tower Zoning Permit..... \$300.00

Parking Lot Zoning Permit

(5 Spaces or Less)..... \$ 70.00

(5 Spaces that are less than 10,000 sf)..... \$ 160.00

(10,000 sf or more)..... \$ 315.00

Demolition Zoning Permit..... \$50.00

E. Infrastructure Construction Inspections

Utility and/or Roadway Construction Inspection

(and other Public Improvements)..... Actual cost as determined by the City, but not less than 6% (per Section 1121.03, Construction Procedure and Materials)

2. Zoning and Planning

A. Zoning

Sign Zoning Permit

Temporary Sign

(One-time fee for entire 365 day period if the sign remains the same or has only minor modifications)..... \$25.00

Building Mounted Sign and Ground Sign

..... \$2.50 per sf up to 24 sf face
..... \$ 5.00 per sf 25 sf face or over

BZA Appeals Hearing..... \$300.00

Miscellaneous Zoning

Re-inspection Fee Related to Zoning Compliance.....\$ 30.00

Temporary Use Zoning Certificate..... \$100.00

B. Planning

Engineering Review of Plans..... Actual Cost
(A deposit of \$2,500 is required)

Preliminary Plan..... \$550 + \$50 per Lot
Straight Zoning District

+Engineer Review.....Actual Cost.

(A deposit of \$2,500 against cost is required)

Preliminary Development Plan Review
(PRD, PCD and PID) and (PM – Technical Review of Zoning Application per
1253.07)

First 10 Acres..... \$850.00

11 – 50 Acres..... \$1,000.00

Each Additional 50 Acres or Parts..... \$750.00

Engineering Review of Plans..... Actual Cost
(A deposit of \$2,500 against cost is required)

Final Plan..... \$ 550 + \$50 per Lot
Straight Zoning District

+Engineer Review.....Actual Cost.

(A deposit of \$2,500 against cost is required)

Final Development Plan Review
PRD, (PCD and PID)

First 10 Acres..... \$850.00

11 – 50 Acres..... \$1,000.00

Each Additional 50 Acres or Parts..... \$750.00

Engineering Review of Plans..... Actual Cost
(A deposit of \$2,500 against cost is required)

Amendment of Final Plans

..... \$400 for 50 Lots + \$10 each Additional lot
+ Engineering Review of Plans.....Actual Cost.
(A deposit of \$2,500 against cost is required)

Variance Hearing

Single Family..... \$250.00.....\$300.00

All Others.....\$300.00

Re-Zoning's (Straight Zoning)

First 10 Acres..... \$750.00

11 – 50 Acres..... \$1300.00

Each Additional 50 Acres or Parts..... \$700.00

Conditional Use.....\$300.00

Transportation Corridor Overlay District

Residential.....\$150.00

Sign Review Only.....\$100.00

Commercial.....\$300.00

(Commercial: Plus, engineer review of plans at actual cost. \$2,500 deposit required)

Miscellaneous Planning

Lot Split-Common and Res..... \$100 + \$10 per Lot

Exempted Lot Split..... \$15.00

Lot Combination..... \$ 15.00

3. Engineering Review

A. Miscellaneous

Application for Zoning Permit to Build within Floodplain
 (Requires Engineering Review) Actual Cost
(A deposit of \$500 is required)

Engineering Review of Plans Fee..... Actual
 Cost
(A deposit of \$2,500 is required)

4. Water and Sewer

A. Water System Capacity Charges:

<u>Tap Size</u>	<u>In Town</u>	<u>Out of Town</u>	<u>Beechwood Trails</u>
¾"	\$4,725	\$7,088	\$6,143
1"	\$8,025	\$12,038	\$10,433
1-1/2"	\$16,500	\$24,750	\$21,450
2"	\$31,125	\$46,688	\$40,463
3"	\$67,875	\$101,813	\$88,238
4"	\$132,750	-	-
6"	\$285,000	-	-

B. Sanitary Sewer System Capacity Charges:

<u>Tap Size</u>	<u>In Town</u>	<u>Out of Town</u>	<u>Beechwood Trails</u>
¾"	\$4,095	\$6,143	\$5,324
1"	\$6,955	\$10,433	\$9,042
1-1/2"	\$14,300	\$21,450	\$18,590

2"	\$26,975	\$40,463	\$35,068
3"	\$58,825	\$88,238	\$76,473
4"	\$115,050	-	-
6"	\$247,000	-	-

5. Miscellaneous

A. Right-of-way work permit.....\$15.00

B. Garage Sales Permit.....\$5.00

C. Copies and Maps

D. Similar Use Zoning Applcation.....\$300.00

E. Temporary Activity Permit.....\$75.00

F. Certificate of Compliance

 Single Family Zoning Certificate of Compliance..... \$ 40.00

 Multi Family Zoning Certificate of Compliance.....\$ 20/Unit

 Non-Residential Zoning Certificate of Compliance....\$75.00

**CHAPTER 1207
Administration**

1207.01	Position of Zoning Inspector created.	1207.06	Board of Zoning Appeals created.
1207.02	Duties of Zoning Inspector.	1207.07	Duties of Board of Zoning Appeals.
1207.03	Planning and Zoning Commission created.	1207.08	Proceedings of Board of Zoning Appeals.
1207.04	Duties of Planning and Zoning Commission.	1207.09	Schedule of fees, charges and expenses.
1207.05	Proceedings of Planning and Zoning Commission.	1207.10	Fee refunds.
			Appendix Zoning and Building Fees.

CROSS REFERENCES

Planning Commission - see CHTR. 7.02
Board of Zoning Appeals - see CHTR. 7.03

1207.01 POSITION OF ZONING INSPECTOR CREATED.

A Zoning Inspector, hired by the City Administrator subject to the rules of the Personnel Board of Review regarding certified lists of candidates, shall administer and enforce this Code. All officials and employees of the City may assist the Zoning Inspector by reporting to him any new construction, reconstruction, or apparent violations to this Code.

1207.02 DUTIES OF ZONING INSPECTOR.

- A. For the purpose of this Code, the Zoning Inspector shall have the following duties:
1. Issue zoning permits and certificates of compliance when the procedures and standards of this Code have been followed.
 2. Upon finding that any of the provisions of this Code are being violated, he shall notify in writing the person responsible for such violations, ordering such action(s) as necessary to correct such violations.
 3. Order discontinuance of illegal uses of land, buildings, or structures.
 4. Order removal of illegal buildings or structures or illegal additions or structural alterations.
 5. Order discontinuance of any illegal work being done.
 6. Take any other action authorized by this Code to ensure compliance with or to prevent violations of this Code. This may include the keeping of any records, permits, and certificates as are necessary for the performance of these duties.

APPENDIX—BUILDING AND ZONING FEES

Type of Permit/Application		Fees
(1)	Lot Split common.&Res.	\$100+\$10/lot
(2)	Exempted lot split	\$15.00
(3)	Lot combination	\$15.00
(4)	Re-zoning's (PDD & Straight Zoning)	
	first 10 acres	\$750.00
	11-50 acres	\$1,300.00
	each additional 50 acres or parts	\$700.00
(5)	Preliminary plat	\$550+\$50/lot
	"Straight Zoning District"	+Engineer Review at Actual Cost. A deposit of \$2,500 against cost is required.
(6)	Preliminary Development Plan Review	
	{PRD, PCD and PID}	
	and (PM – Technical Review of Zoning Application per 1253.07)	
	First 10 acres	\$850.00
	11-50 acres	\$1,000.00
	Each additional 50 acres or parts	\$750.00
	Engineering Review of Plans	Actual Cost. A deposit of \$2,500 against cost is required.
(7)	Final Plat	\$550+\$50/Lot
		"Straight Zoning District"
		+Engineer Review at Actual Cost. A deposit of \$2,500 against cost is required.

APPENDIX – BUILDING AND ZONING FEES

<u>Type of Permit/Application</u>		<u>Fees</u>
(8)	Final Development Plan Review	
	PRD, [PCD AND PID]	
	First 10 acres	\$850.00
	11-50 acres	\$1,000.00
	Each additional 50 acres or parts	\$750.00
	Engineering Review of Plans	Actual Cost. A deposit of \$2,500 against cost is required.
(9)	Amendment of Final Plans	\$400.00/50 Lots+\$10 ea. Add'l Lot + Engineer Review at Actual Cost. A deposit of \$2,500 against cost is required.
(10)	Transp. Corr. Overlay Dist.	\$150 Residential; Sign review only; \$100.00 \$300.00 Commercial + Engineering Review of Plans at Actual Cost. A deposit of \$2,500 against cost is required.
(11)	Conditional Use Application Hearing	\$350.00
(12)	Temporary Use Zoning Certificate	\$100.00
(13)	Variance Hearing	
	A.—Single Family	\$250.00
	B.—All Others	\$600.00
(14)	Non-Conforming Use Substitution	
	A.—Single Family	\$100.00
	B.—All Others	\$100.00
(15)	Park Fee	\$300.00
	A.—Residential	\$300.00
	B.—Commercial	\$750-2500 s.f.

APPENDIX – BUILDING AND ZONING FEES

<u>Type of Permit/Application</u>		<u>Fees</u>
		\$900 over 2500 s.f. + \$1.00/100 s.f.
(16)	Engineering Review Fee (Miscellaneous)	Actual Cost. A deposit of \$2,500.00 against cost is required.
(17)	New Single Family Home Zoning Permit	\$300.00
(18)	New Multi Family Zoning Permit (2-4 Units/Building)	\$400/Bldg. + \$25/Unit
(19)	New Multi Family Zoning Permit (5-10 Units/Building)	\$450/Bldg. + \$25/Unit
(20)	New Multi Family Permit Zoning Permit (Over 10 Units/Bldg.)	\$1,000/Bldg. + \$25/Unit
(21)	Revisions to Zoning Permit (maximum of 2)	\$50.00
(22)	Commercial Zoning Permit	\$300.00
(23)	Fence Zoning Permit	\$25.00
(24)	Sign Zoning Permit	
	A. Temporary Sign (One time fee for entire 182-day period if sign remains the same or has only minor modifications)	\$25.00
	B. Building Mounted Sign & Ground Sign	\$2.50 per s.f. up to 24 s.f. face \$5.00 per s.f. over 25 s.f. face
(25)	Demolition Zoning Permit	
	A. Residential	\$25.00
	B. Non Residential	\$50.00
(26)	S.F. Zoning Certificate of Occupancy	\$40.00
(27)	M.F. Zoning Certificate of Occupancy	\$20/Unit
(28)	Non Residential Zoning Cert. of Occ.	\$150.00
(29)	Antenna Tower Zoning Permit	\$300.00

APPENDIX – BUILDING AND ZONING FEES

<u>Type of Permit/Application</u>		<u>Fees</u>
(30)	Driveway Approach Zoning Permit	\$25.00
(31)	Parking Lot Zoning Permits	
	A.— 5 spaces or less	\$70.00
	B.— 5 spaces/less than 10,000 s.f.	\$160.00
	C.— 10,000 s.f. or more	\$315.00
(32)	New Sidewalk Zoning Permit	\$2.00/10 feet
(33)	Deck/Patio/Room Enclose/Porch w/roof Zoning Permit	\$100.00
(34)	Open Deck or Porch/Patio/Shed Zoning Permit	\$100.00
(35)	Residential Garage/Access. Bldg/Pole Barn Zoning Permit	\$100.00
(36)	Zoning Permit for Additions/Alterations to Res. Bldg.	\$100.00
(37)	Zoning Permit for Additions/Alteration to Comm. Bldg.	\$300.00
(38)	Fireplace Zoning Permit	\$100.00
(39)	Pool Zoning Permit	\$75.00
(40)	Hot Tubs/Spas Zoning Permit	\$20.00
(41)	BZA Appeals Hearing	\$300.00
(42)	Failure to obtain permit prior to installation/building/construction	Fee is Doubled
(43)	Note: Electrical inspections are now coordinated through Newark Building Department	
(44)	Re-inspection Fee Related to zoning compliance	\$30.00
(45)	Similar Use Fee	\$300.00
(46)	Temporary Activity Zoning Permit	\$75.00
(47)	Residential Ham Radio Tower Zoning Permit	\$50.00
(48)	Satellite Dish (Residential—over 2 ft.) Zoning Permit	\$25.00

APPENDIX—BUILDING AND ZONING FEES

<u>Type of Permit/Application</u>		<u>Fees</u>
(49)	Gazebo Zoning Permit	\$25.00
(50)	Zoning Permit for Arbor or other Misc. Structures with Footer	\$25.00
	(Trellises and Arbors without footers are exempt)	
(51)	Application for Zoning Permit to build within Floodplain (requires Engineering Review)	Actual Cost. A deposit of \$500.00 against cost is required
(52)	Utility and/or Roadway Construction Inspection (and other Public Improvements)	Actual cost as determined by the City, but not less than 6% (per Section 1121.03, Construction Procedure and Materials):
(53)	Residential Driveway Zoning Permit Fee	\$35.00
(54)	Copy of Planning and Zoning Code	\$35.00
(55)	Zoning Map	
	A. Full Size (larger than 11 x 17) Color	\$100.00
	B. 11 x 17 Color	\$2.00
(56)	Copy of Comprehensive Master Plan	\$32.00

(Ord. 2008 3871. Passed 8-18-08.)

3. Names and addresses of all legal owners within 200 feet or two (2) parcels from any point on the perimeter of the applicant's property line, whichever creates the greatest number of property owners, as appearing on the Licking County Auditor's current tax list. The applicant shall also provide the addresses of all property within the above-referenced boundaries.
4. Description of existing use.
5. Present zoning district.
6. Description of proposed conditional use.
7. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading area, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards, and such other information as the Board or Commission may require to determine if the proposed conditional use meets the intent and requirements of this chapter on a copy of a map certified by the County Engineer's office showing the property in question and surrounding areas.
8. A narrative statement evaluating the effects on adjoining property; the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the comprehensive plan.
9. Such other information as may be required in Section 1215.05, including legal owner's consent if applicant is not the legal owner or satisfactory showing of applicant's legal or equitable interest.
10. A fee as established by City Council ~~according to Section 1207.09 in accordance with the City of Pataskala Fee Schedule (Ordinance 2015-XXX).~~

1215.04 GENERAL STANDARDS APPLICABLE TO ALL CONDITIONAL USES.

A. In addition to the specific requirements for conditionally permitted uses as specified in Section 1215.05, the Board shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

1. Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on the application.
2. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City comprehensive plan and/or this Code.
3. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
4. Will not be hazardous or disturbing to existing or future neighboring uses.
5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

structure. All required covenants, easements and restrictions shall be recorded prior to the approval of any construction permit in a location where such covenants, easements, or restrictions are intended to apply. The developer shall present a copy of the recorded documents prior to applying for any construction permits.

- (3) All construction and development under any building permit shall be compliant with the approved Final Development Plan, except as may be authorized under Parts (c), (d) or (e) above. Any unauthorized departure from the approved plans shall be cause for revocation of the certificate of zoning compliance. (Ord. 2010-3962. Passed 3-8-10.)

1255.15 PLANNED DISTRICT APPLICATION CONTENTS.

(a) The following described contents shall be provided to secure rezoning and approval for Planned Development District zoning. The basic process shall require submittal and approval of:

- (1) Pre-application meeting-Concept Plan.
- (2) Rezoning Application and Preliminary Development Plan/ or Master Site Plan (for large complex developments).
- (3) Final Development Plan (upon approval of the Preliminary Development Plan/ Master Site Plan).
- (4) Required fees, deposits and charges.

(b) Fees and Charges. The applicant shall be responsible for all reasonable expenses incurred by the City of Pataskala in reviewing the preliminary and final development plans or any modifications to those plans. Such expenses may include items such as the cost of professional services, including legal fees and the fees for the services of other professionals such as geologists, landscape architects, planners, engineers, environmental scientists, and architects, incurred in connection with the reviewing of the plans and prepared reports, the publication and mailing of public notices in connection therewith, and any other reasonable expenses attributable to the review of the plans. A base fee, as determined by the City of Pataskala should be established in accordance with the City of Pataskala Fee Schedule (Ordinance 2015-XXX. Passed X-X-2015). with a fee schedule. (See Chapter 1207 Appendix). ~~(Ord. 2010-3962. Passed 3-8-10.)~~

1255.16 CONCEPT PLAN CONTENTS, PRE-APPLICATION MEETING.

(a) The applicant and their representatives should schedule the pre-application meeting through the Planning Director, and should indicate that the purpose of the meeting is to review the concept plan for a proposed planned district. The materials submitted for the pre-application meeting should generally provide a conceptual overview of the proposed project. Information should be comprehensive enough to provide staff an understanding to the existing site conditions and the concept for the proposed development. The applicant should be prepared to discuss the nature of the proposed land uses including specific types (e.g. two-family dwellings, local businesses, golf course, etc.), and the clientele which it is designed to serve (e.g. public, residents only, retirees, etc.). The applicant shall submit five (5) copies as determined by the Director of Planning. If the project is complex enough to require referral to Planning and Zoning Commission at this stage as per 1255.10, (b) above, the applicant shall provide an additional ten (10) copies. The information provided should, at a minimum include the following: (inclusion of aerial photos and an electronic file in pdf format of submitted materials is highly encouraged):

1293.04 APPLICATION FOR PERMIT.

A. The owner, or occupant with written permission from the owner, of any lot, premises or parcel of land within the City who desires to erect a satellite antenna on said lot, premises, or land parcel, must first obtain a permit to do so from the Zoning Inspector. The Zoning Inspector shall issue such permit, provided the applicant submits a written application upon forms provided by the City, containing at a minimum the following information:

1. Name, address, and telephone number of the applicant, and owner of the property, if different.
2. Name of occupant of the property, if different from above.
3. Name, address, and telephone number of contractor or other person who is responsible for erection or construction of the satellite antenna.
4. Plot plan of the lot, premises or land parcel, drawn to scale, showing the exact location and dimensions of the proposed satellite antenna.
5. Description of the kind and type of satellite antenna to be erected.
6. Plans and specifications showing the elevations where the antenna is to be erected, the antenna itself, and sufficient details of the method of assembly and construction to determine compliance with the provisions of this Zoning Code.
7. Documentation of the possession of any license or permit required by any federal, state, or local agency pertaining to the ownership, construction, or operation of a satellite antenna.
8. An application fee, ~~pursuant to Section 1207.09 in accordance with the City of Pataskala Fee Schedule (Ordinance 2015-XXX)~~.

1293.05 APPROVAL OF PERMIT.

Upon receipt of the application, the Zoning Inspector shall issue a permit for a satellite antenna, if the application shows that all the requirements of the Zoning Code have been met. If the application is denied, the applicant may follow procedures for appeal and/or variance as specified in Chapter 1211.

1293.06 LOCATION OF SATELLITE ANTENNA.**A. Ground-Mounted:**

1. No satellite antenna shall be constructed in any front or side yard, but shall be constructed to the rear of the residence or main structure.
2. No satellite antenna, including its concrete base slab or other substructure, shall be constructed less than twenty (20) feet from any property line or easement (or same as an accessory building(s)).
3. The maximum diameter of any satellite antenna shall not exceed twelve (12) feet. The maximum installed height of any satellite antenna shall not exceed fifteen (15) feet above natural grade level.
4. A satellite antenna must be bonded to a grounding rod.
5. No satellite antenna shall be constructed upon the roof top of any garage, residential dwelling, church, school, apartment building, or structure unless said satellite antenna complies with the roof-mounted regulations below.

B. Roof-Mounted:

1. A satellite antenna shall be mounted directly upon the roof of a primary or accessory structure, and shall not be mounted upon appurtenances such as chimneys, towers, trees, poles, or spires.
2. No satellite antenna shall exceed a height of more than three feet above the roof upon which it is mounted.
3. A satellite antenna shall not exceed three feet in diameter.
4. A satellite antenna must be bonded to a grounding rod.

