



Community Development Department Planning Division

SATELLITE DISH INFORMATION

ARE SATELLITE DISHES PERMITTED? A satellite dish may be placed on any residential lot in within Benicia, except for lots within a designated historic district. The placement of the satellite dish must meet the criteria listed below, which are taken from the Zoning Ordinance. In addition, you must obtain a zoning permit from the Planning Department prior to installation of the dish. See the section below entitled, "How Do I Obtain a Permit?"

WHERE CAN THE DISH BE PLACED? Satellite dishes may **not** be placed in the front yard of your property, or in any side yard that faces a street. They may be placed in the rear yard or in an interior side yard if they meet the following criteria:

Setback: The satellite dish must be placed at least 10 feet from the rear and side property lines. However, if the total height of the dish in its extended position does not exceed 6 feet, no setback is required.

Maximum Height: The satellite dish may not exceed 15 feet in height, as measured from ground level to the highest point of the antenna, or to any appurtenance attached to it.

Screening: The structural base of the antenna (including any bracing, but **not** including the dish itself) must be screened from the view of adjoining properties and public rights-of-way. The screening may consist of fencing, vegetation, or buildings, or any combination thereof, and must screen the base so that it is not visible from beyond the site boundaries at a height-of-eye of 6 feet or less. A typical 6-foot-high property line fence will meet screening requirements for a satellite dish.

Other Criteria: Two other aspects of satellite dishes are also regulated. All wires and cables necessary for operation of the dish must be placed underground; overhead wires may not be strung between the house and the dish. In addition, the dish may not have a highly reflective surface or finish.

CAN I MOUNT IT ON THE ROOF? The Benicia Zoning Ordinance allows satellite dishes to be mounted on the **rear** half of a roof only if no feasible ground location exists. Written justification for a roof-top placement must be submitted with the application for a zoning permit.

HOW DO I OBTAIN A PERMIT? Zoning permit applications may be obtained from the Planning Department. The application must include a plot plan showing the lot dimensions, dish location, and setbacks from property lines. Generally, a satellite dish will also require the issuance of an electrical permit from the Building Division. Please check with the Building Division at 746-4230 regarding permits for satellite dishes.

RELATED FORMS AND INFORMATION:

- Fee Schedule