

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2007 Legislative Session**

Bill No. CB-33-2007

Chapter No. 25

Proposed and Presented by Council Member Dean

Introduced by Council Members Dean, Exum, Dernoga, Bland, Turner and Harrington

Co-Sponsors \_\_\_\_\_

Date of Introduction October 23, 2007

**ZONING BILL**

1 AN ORDINANCE concerning

2 Monopoles

3 For the purpose of increasing the minimum area required for monopoles on residential property  
4 without the need for a special exception.

5 BY repealing and reenacting with amendments:

6 Section 27-445.04,

7 The Zoning Ordinance of Prince George's County, Maryland,

8 being also

9 **SUBTITLE 27. ZONING.**

10 The Prince George's County Code

11 (2003 Edition, 2006 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
14 District in Prince George's County, Maryland, that Section 27-445.04 of the Zoning Ordinance of  
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 5. RESIDENTIAL ZONES.**

19 **DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.**

20

**Sec. 27-445.04. Antennas, monopoles, and related equipment buildings for wireless telecommunications.**

(a) Antennas, monopoles, and related equipment buildings permitted (P) in the Table of Uses shall be subject to the following requirements:

(1) The antenna shall comply with the following standards:

(A) Unless otherwise prohibited below, it shall be concealed within the opaque exterior of a structure or be attached to a public utility, radio, television, or telecommunications broadcasting tower/monopole; a light pole; a multifamily dwelling at least five (5) stories in height; a structure owned by a municipality, the Board of Education for Prince George's County, or by Prince George's County; or a structure owned and primarily used by a government agency that is exempt from the requirements of this Subtitle;

(B) It shall not extend more than fifteen (15) feet above the height of the tower or structure to which it is attached;

(C) It shall not exceed the following dimensions:

- (i) Twenty (20) feet in length and seven (7) inches in diameter for whips;
- (ii) Ten (10) feet in length and two (2) feet in width for panels;
- (iii) Seven (7) feet in length and one (1) foot in diameter for cylinders; or
- (iv) Seven (7) feet in diameter for parabolic dishes; and

(D) On privately owned land, it shall not support lights or signs unless required for aircraft warning or other safety reasons.

(2) The related telecommunications equipment building or enclosure shall comply with the following standards:

(A) It shall not exceed five hundred sixty (560) square feet of gross floor area or twelve (12) feet in height;

(B) The building or enclosure shall be screened by means of landscaping or berming to one hundred percent (100%) opacity from any adjoining land in a Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan);

(C) When attached to an existing building, it shall match the construction material and color(s) of that building;

1                   (D) When constructed as a freestanding building, it shall be constructed of brick  
2 and its design shall coordinate with the design of any existing main building on the same lot or  
3 on an adjoining lot; and

4                   (E) The building or enclosure shall be unmanned, with infrequent (four (4) or  
5 fewer per year) visits by maintenance personnel, and with access and parking for no more than  
6 one (1) vehicle.

7                   (3) The monopole shall comply with the following standards:

8                   (A) The maximum height shall be one hundred ninety-nine (199) feet when  
9 located on public property or one hundred (100) feet when located on all other properties;

10                  (B) For privately owned land, the minimum setback from all adjoining land and  
11 dwelling units shall be equal to the height of the structure measured from its base; for publicly  
12 owned land, the minimum setback shall be one-half (1/2) of the height of the structure measured  
13 from the base to the adjoining property lines;

14                  (C) For privately owned land, the minimum area required shall be two and one-  
15 half acres (2 1/2);

16                  (D) On privately owned land, the structure shall not support lights or signs  
17 unless required for aircraft warning or other safety reasons;

18                  [(D)] (E) The structure shall be designed, galvanized, and/or painted in a manner  
19 which is harmonious with surrounding properties;

20                  [(E)] (F) The applicant shall provide certification from a registered engineer that  
21 the structure will meet the applicable design standards for wind loads of the Electronic Industries  
22 Association (EIA) for Prince George's County; and

23                  [(F)] (G) Any monopole which is no longer used for telecommunications  
24 purposes for a continuous period of one (1) year shall be removed by the monopole owner at  
25 owner's expense.

26                  SECTION 2. BE IT FURTHER ENACTED that monopoles and associated equipment  
27 buildings and studios for which a building permit had been issued prior to September 11, 2007  
28 shall not be considered non-conforming structures.

29                  SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
30 (45) calendar days after its adoption.

Adopted this 20th day of November, 2007.

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

BY: \_\_\_\_\_  
Camille A. Exum  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

KEY:  
Underscoring indicates language added to existing law.  
[Brackets] indicate language deleted from existing law.  
Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.