

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2000 Legislative Session

Bill No. _____ CB-65-2000
Chapter No. _____ 67
Proposed and Presented by _____ Council Member Estepp
Introduced by _____ Council Member Estepp
Co-Sponsors _____
Date of Introduction _____ October 17, 2000

ZONING BILL

1 AN ORDINANCE concerning

2 Wireless Telecommunications Antennas

3 For the purpose of establishing dimensional and locational standards for wireless
4 telecommunications antennas and deleting obsolete technical language.

5 BY repealing and reenacting with amendments:

6 Sections 27-107.01, 27-416, 27-441(b), 27-445.04,
7 27-461(b), 27-464.03, 27-473(b), 27-475.06.02,
8 and 27-541.01.02

9 The Zoning Ordinance of Prince George's County, Maryland,
10 being also

11 SUBTITLE 27. ZONING.

12 The Prince George's County Code
13 (1999 Edition).

14 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
15 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
16 District in Prince George's County, Maryland, that Sections 27-107.01, 27-416, 27-441(b),
17 27-445.04, 27-461(b), 27-464.03, 27-473(b), 27-475.06.02 and 27-541.01.02 of the Zoning
18 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
19 County Code, be and the same are hereby repealed and reenacted with the following
20 amendments:

SUBTITLE 27. ZONING.

PART 2. GENERAL.

DIVISION 1. DEFINITIONS.

Sec. 27-107.01. Definitions.

(a) Terms in the Zoning Ordinance are defined as follows:

* * * * *

(14) **Animal Boarding Place:** A commercial establishment where domestic animals are temporarily boarded.

(14.1) **Antenna:** Any structure or device used to collect or radiate electromagnetic waves, including both directional antennas (such as panels, microwave dishes, satellite dishes) and omnidirectional antennas (such as whips), but not including satellite earth stations larger than one meter in diameter.

(15) **Apartment Building:** See "Dwelling, Multifamily."

* * * * *

(186) **Public Facilities:** Facilities and services, such as water, sewerage, transportation (streets and mass transit), schools, libraries, recreation, police protection, and fire and emergency service, that are publicly owned and maintained; privately owned and maintained streets and recreational facilities authorized pursuant to Subtitle 24 of this Code; and voluntary fire or rescue squad stations.

(187) **Public Utility:** A privately owned facility which provides the public with electricity, natural gas, water or sewer service (as part of a community system), or [telephone or telegraph] wire-transmitted telecommunications service; or any privately-owned railroad facility.

(188) **Rear Wall:** Except as otherwise specified, any wall of a "Building" facing the "Rear Yard."

* * * * *

PART 4. SPECIAL EXCEPTIONS.

DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL EXCEPTIONS.

Sec. 27-416. Tower, pole, monopole, or antenna.

(a) A tower, pole, or monopole, [or] for the support of an antenna (electronic, radio, television, transmitting, or receiving) may be permitted, subject to the following:

(1) In the Commercial and Industrial Zones, and for land in a Residential Zone owned by a public entity, the structure shall generally be set back from all property lines and dwelling units a distance equal to the height of the structure (measured from its base). The District Council may reduce the setback to no less than one-half (1/2) the height of the structure based on certification from a registered engineer that the structure will meet the applicable design standards for wind loads of the Electronic Industries Association (EIA) for Prince George's County. In the Residential Zones, on privately owned land, the structure shall be set back from all property lines and dwelling units a distance equal to the height of the structure (measured from its base);

(2) On privately owned land, the structure shall not be used to support lights or signs other than those required for aircraft warning or other safety purposes;

(3) Any tower or monopole which was originally used, but is no longer used, for telecommunications purposes for a continuous period of one (1) year shall be removed by the tower or monopole owner at the owner's expense; and

(4) Any related telecommunication equipment building shall be screened by means of landscaping or berming to one hundred percent (100%) opacity.

PART 5. RESIDENTIAL ZONES.

DIVISION 3. USES PERMITTED.

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
* * * * *	*	*	*	*	*	*	*	*	*
(8) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:									
* * * * *	*	*	*	*	*	*	*	*	*
<u>Antennas and related equipment buildings and enclosures, other than satellite dish antennas:</u>									
(A) <u>In accordance with Section 27-445.04</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
(B) <u>All others</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>
* * * * *	*	*	*	*	*	*	*	*	*
<u>Monopoles and related equipment buildings and enclosures:</u>									
(A) <u>In accordance with Section 27-445.04</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
(B) <u>All others</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>
* * * * *	*	*	*	*	*	*	*	*	*
Public utility [use] <u>uses</u> or [structure] <u>structures</u> :									
(A) <u>Underground pipelines [and] , electric power facilities or equipment, or [and] telephone [lines] facilities or equipment; [structures commonly known as "telephone poles";] and railroad tracks [(but not a yard) and] or passenger stations, but not railroad yards</u>	P	P	P	P	P	P	P	P	P
[(B) Antennas, monopoles, and related equipment buildings for mobile telephone transmission or other telecommunications, excluding satellite dish antenna:]									
[(i) In accordance with Section 27-445.04]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]
[(ii) All others]	[SE]	[SE]	[SE]	[SE]	[SE]	[SE]	[SE]	[SE]	[SE]

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
[(C) Unmanned, self-contained telecommunications electronic equipment enclosures not more than 350 square feet in area, not more than 12 feet in height, having parking and access easements for one (1) vehicle where necessary, with minimum on-site visits of personnel, provided the enclosure is entirely surrounded with screening material. These structures must be used exclusively for the purpose of providing advanced communications services ⁴⁰]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]
[(D)] (B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, round houses, car barns, and freight stations)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Satellite dish antenna, in accordance with Section 27-424.02:									
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P	P	P	P	P	P	P
(B) More than 10 feet in diameter, to serve only 1 dwelling unit	SE	SE	SE	SE	SE	SE	SE	SE	SE
(C) All others	P	P	P	P	P	P	P	P	P
* * * * *	*	*	*	*	*	*	*	*	*
<u>Towers or poles</u> [Tower, pole, or antenna] (electronic, radio, or television, transmitting or receiving)[, except a public utility structure or satellite dish antenna]:									
(A) Commercial purposes	SE	SE	SE	X	X	X	X	X	X
(B) Nonprofit, noncommercial purposes	P	P	P	P	P	P	P	P	P

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *	*	*	*	*	*	*	*	*
(8) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:								
* * * * *	*	*	*	*	*	*	*	*
<u>Antennas and related equipment buildings and enclosures, other than satellite dish antennas:</u>								
(A) <u>In accordance with Section 27-445.04</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
(B) <u>All others</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>
* * * * *	*	*	*	*	*	*	*	*
<u>Monopoles and related equipment buildings and enclosures:</u>								
(A) <u>In accordance with Section 27-445.04</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
(B) <u>All others</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>
* * * * *	*	*	*	*	*	*	*	*
Public utility [use] <u>uses</u> or [structure] <u>structures</u> :								
(A) <u>Underground pipelines [and] , electric power facilities or equipment, or [and] telephone [lines] facilities or equipment; [structures commonly known as "telephone poles";] and railroad tracks [(but not a yard) and] or passenger stations, but not railroad yards</u>	P	P	P	P	P	P	P	P
(B) <u>Antennas, monopoles, and related equipment buildings for mobile telephone transmission or other telecommunications, excluding satellite dish antenna:]</u>								
[(i) <u>In accordance with Section 27-445.04]</u>	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]
[(ii) <u>All others]</u>	[SE]	[SE]	[SE]	[SE]	[SE]	[SE]	[SE]	[SE]

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
[(C) Unmanned, self-contained telecommunications electronic equipment enclosures not more than 350 square feet in area, not more than 12 feet in height, having parking and access easements for one (1) vehicle where necessary, with minimum on-site visits of personnel, provided the enclosure is entirely surrounded with screening material. These structures must be used exclusively for the purpose of providing advanced communications services ⁴⁰]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]
[(D)] (B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, round houses, car barns, and freight stations)	SE	SE	SE	SE	SE	X	SE	SE
Satellite dish antenna, in accordance with Section 27-424.02:								
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P	P	P	P	P	P
(B) More than 10 feet in diameter, to serve only 1 dwelling unit	SE	SE	SE	SE	SE	SE	SE	SE
(C) All others	P	P	P	P	P	P	P	P
* * * * *	*	*	*	*	*	*	*	*
<u>Towers or poles</u> [Tower, pole, or antenna] (electronic, radio, or television, transmitting or receiving)[, except a public utility structure or satellite dish antenna]:								
(A) Commercial purposes	X	X	X	X	X	X	X	X
(B) Nonprofit, noncommercial purposes	P	P	P	P	P	P	P	P

DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.

Sec. 27-445.04. Antennas, monopoles, and related equipment buildings for wireless [mobile telephone transmission or other] telecommunications.

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

(1) [Requirements

(A)] The antenna shall comply with the following standards:

[(i)] (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;

[(ii)] (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 feet in length and seven inches in diameter for whips;

(ii) Ten feet in length and two feet in width for panels;

(iii) Seven feet in length and one foot in diameter for cylinders; or

(iv) Seven feet in diameter for parabolic dishes; and

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

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

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

[(ii)] (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);

[(iii)] (C) When attached to an existing building, it shall match the

1 construction material and color(s) of that building; [and]

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

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

8 [(C)] (3) The monopole shall comply with the following standards:

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

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

15 [(iii)] (C) On privately owned land, the structure shall not support lights or
16 signs unless required for aircraft warning or other safety reasons;

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

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

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

25 **PART 6. COMMERCIAL ZONES.**

26 **DIVISION 3. USES PERMITTED.**

27 **Sec. 27-461. Uses permitted.**

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29
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(b) TABLE OF USES I.

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
* * * * *	*	*	*	*	*	*
(8) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:						
* * * * *	*	*	*	*	*	*
<u>Antennas and related equipment buildings and enclosures, other than satellite dish antennas</u>	<u>P</u>	<u>P³⁰</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
* * * * *	*	*	*	*	*	*
<u>Monopoles and related equipment buildings and enclosures</u>	<u>P</u>	<u>P³⁰</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
* * * * *	*	*	*	*	*	*
Public utility [use] <u>uses</u> or [structure] <u>structures</u> :						
(A) Underground pipelines [and] <u>electric power facilities or equipment, or [and] telephone [lines] facilities or equipment;</u> [structures commonly known as "telephone poles";] and railroad tracks [(but not yards) and] <u>or passenger stations, but not railroad yards</u>	P	P	P	P	P	P
[(B) Unmanned, self-contained telecommunications electronic equipment enclosures not more than 350 square feet in area, not more than 12 feet in height, having parking and access easements for one (1) vehicle where necessary, with minimum on-site visits of personnel, provided the enclosure is entirely surrounded with screening material. These structures must be used exclusively for the purpose of providing advanced communications services ¹¹]	[P]	[P]	[P]	[P]	[P]	[P]
[(C) Antennas, monopoles, and related equipment buildings for mobile telephone or other telecommunications transmission (excluding supporting towers and satellite dishes) in accordance with Section 27-464.03]	[P]	[P ³⁰]	[P]	[P]	[P]	[P]
[(D)] (B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding towers and poles not otherwise permitted, railroad yards, roundhouses, car barns, and freight stations)	SE	SE	P	SE	P	P

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
Satellite dish antenna, in accordance with Section 27-451.01:						
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P	P	P	P
(B) More than 10 feet in diameter to serve only 1 dwelling	SE	SE	SE	SE	SE	SE
(C) All others	P	P	P	P	P	P
* * * * *	*	*	*	*	*	*
<u>Towers or poles</u> [Tower, pole, or antenna] (electronic, public utility when not otherwise permitted, radio, or television, transmitting or receiving)[, except a satellite dish antenna]:						
(A) Nonprofit, noncommercial purposes, with no height restrictions	P	P	P	P	P	P
(B) Freestanding for commercial purposes, not exceeding 100 feet above ground level	P	X	P	P	P	P
(C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building	P ²³	X	P ²³	P ²³	P ²³	P ²³
(D) All others	SE	X	SE	SE	SE	SE

DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.

Sec. 27-464.03. Wireless [Mobile telephone and other] telecommunications facilities.

(a) Monopoles, antennas, and related equipment buildings for [mobile telephone and other] wireless telecommunications facilities permitted (P) in the Table of Uses shall be subject to the following requirements:

(1) [Requirements.

(A)] The antenna shall comply with the following standards:

[(i)] (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, telecommunications, or broadcasting tower/monopole; a light pole; an existing building; 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; [and]

[(ii)] (B) On privately owned land, it shall not support lights or signs unless required for aircraft warning or other safety reasons; and

(C) It shall not exceed the following dimensions:

(i) Twenty feet in length and seven inches in diameter for whips;

(ii) Ten feet in length and two feet in width for panels;

(iii) Seven feet in length and one foot in diameter for cylinders; or

(iv) Seven feet in diameter for parabolic dishes.

[(B)] (2) In order to minimize potential safety problems and to reduce any negative aesthetic impact on nearby properties, the monopole shall comply with the following standards:

[(i)] (A) The maximum height shall be one hundred fifty (150) feet.

[(ii)] (B) The minimum setback from adjoining land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan or any approved Conceptual or Detailed Site Plan) or any dwelling unit shall be a distance equal to the height of the structure measured from the base to the property lines of such residentially zoned property or dwelling unit; otherwise, it shall be setback a minimum of forty (40) feet from any street and twenty (20) feet from any property line.

[(iii)] (C) The structure shall not support lights or signs unless required for

1 aircraft warning or other safety reasons.

2 [(iv)] (D) The structure shall be designed, galvanized, and/or painted in a
3 manner which is harmonious with surrounding properties.

4 [(v)] (E) The applicant shall provide a certification from a registered
5 engineer that the structure will meet the applicable design standards for wind loads of the
6 Electronic Industries Association (EIA) for Prince George's County.

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

10 [(C)] (3) To ensure that the structures do not become a safety hazard once they
11 are no longer in active use, any monopole which is no longer used for a continuous period of six
12 (6) months shall be removed by the monopole owner at owner's expense.

13 [(D)] (4) The related telecommunications equipment building or enclosure shall
14 comply with the following standards:

15 [(i)] (A) It shall not be more than five hundred sixty (560) square feet in
16 gross floor area or twelve (12) feet in height.

17 (B) The building or enclosure shall be screened by means of
18 landscaping or berming to one hundred percent (100%) opacity.

19 **PART 7. INDUSTRIAL ZONES.**

20 **DIVISION 3. USES PERMITTED.**

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22 **Sec. 27-473. Uses permitted.**
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(b) TABLE OF USES.

USE	ZONE				
	I-1 ³³	I-2 ³³	I-3	I-4	U-L-I
* * * * *	*	*	*	*	*
(9) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:					
* * * * *	*	*	*	*	*
<u>Antennas and related equipment buildings and enclosures, other than satellite dish antennas</u>	<u>P</u>	<u>P</u>	<u>P¹⁶</u>	<u>P¹⁶</u>	<u>P</u>
* * * * *	*	*	*	*	*
<u>Monopoles and related equipment buildings and enclosures</u>	<u>P</u>	<u>P</u>	<u>P¹⁶</u>	<u>P¹⁶</u>	<u>P</u>
* * * * *	*	*	*	*	*
Public utility [use] <u>uses</u> or [structure] <u>structures</u> :					
(A) Underground pipelines [and] <u>electric power facilities or equipment, or [and] telephone [lines] facilities or equipment</u> ; [structures commonly known as "telephone poles";] and railroad tracks [(not including yards) and] <u>or passenger stations, but not railroad yards</u>	P ³⁴	P ³⁴	P	P	P
(B) [Unmanned, self-contained telecommunications electronic equipment enclosures not more than 350 square feet in area, not more than 12 feet in height, having parking and access easements for one vehicle where necessary, with minimum on-site visits of personnel, provided the enclosure is entirely surrounded with screening material. These structures must be used exclusively for the purpose of providing advanced communications services ¹³]	[P ³⁴]	[P ³⁴]	[P]	[P]	[P]
[(C)] Railroad yards, roundhouses, car barns, and freight stations	X	P	X	P	X
[(D)] Antennas, monopoles, and towers and related equipment building for mobile telephone or other telecommunications transmission (excluding satellite dishes) in accordance with Section 27-475.06.02]	[P]	[P]	[P ¹⁶]	[P ¹⁶]	[P]
[(E)] <u>(C)</u> Other public utility uses or structures (including major transmission and distribution lines and structures)	P	P	SE	P ⁷	SE

USE	ZONE				
	I-1 ³³	I-2 ³³	I-3	I-4	U-L-I
Satellite dish antenna, in accordance with Section 27-468.01:					
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P	P	P
(B) Over 10 feet in diameter, to serve only 1 dwelling unit	SE	SE	SE	SE	SE
(C) All others	P	P	P	P	P
* * * * *	*	*	*	*	*
Towers or poles [Tower, monopole, or antenna] (electronic, radio, or television, transmitting or receiving)[, except a satellite dish antenna, in accordance with Section 27-475.06.02]:					
(A) Nonprofit, noncommercial purposes, with no height restrictions	P	P	P	P	P
(B) Freestanding, for commercial purposes, up to 175 feet above ground level	P	P	P	P	P
(C) Attached to a roof, for commercial purposes, with the total combined height of the building, tower, or monopole and antenna not exceeding 250 feet above ground level	P	P	P	P	P
(D) All others	SE	SE	SE	SE	SE
* * * * *	*	*	*	*	*

DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.

Sec. 27-475.06.02. Wireless [Mobile telephone and other] telecommunications facilities.

(a) Antennas, monopoles, and related equipment buildings for [mobile telephone and other] wireless telecommunications facilities permitted (P) in the Table of Uses shall be subject to the following requirements:

(1) [Requirements:

[A)] The antenna shall comply with the following standards:

[(i)] (A) It shall be attached to a public utility, radio, television, telecommunications, or broadcasting tower/monopole; a light pole; an existing building; 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[.];

[(ii)] (B) On privately owned land, it shall not support lights or signs unless required for aircraft warning or other safety reasons;

(C) It shall not exceed the following dimensions:

(i) Twenty feet in length and seven inches in diameter for whips;

(ii) Ten feet in length and two feet in width for panels;

(iii) Seven feet in length and one foot in diameter for cylinders; or

(iv) Seven feet in diameter for parabolic dishes.

[(B)] (2) The monopole shall comply with the following standards:

[(i)] (A) The maximum height shall be one hundred seventy-five (175) feet.

[(ii)] (B) The minimum setback from adjoining land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan, or any approved Conceptual or Detailed Site Plan) or any dwelling unit shall be a distance equal to the height of the structure measured from the base to the property lines of such residentially zoned property or dwelling unit; otherwise, it shall be set back a minimum of forty (40) feet from any street and twenty (20) feet from any yard.

[(iii)] (C) On privately owned land, the structure shall not support lights or signs unless required for aircraft warning or other safety reasons.

[(iv)] (D) The structure shall be designed, galvanized, and/or painted in a

1 manner which is harmonious with surrounding properties.

2 [(v)] (E) The applicant shall provide a certification from a registered
3 engineer that the structure will meet the applicable design standards for wind loads of the
4 Electronic Industries Association (EIA) for Prince George's County.

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

8 [(C)] (3) The tower shall comply with the following standards:

9 [(i)] (A) The maximum height shall be one hundred seventy-five (175)
10 feet.

11 [(ii)] (B) The minimum setback from adjoining land in any Residential
12 Zone (or land proposed to be used for residential purposes on an approved Basic Plan, or any
13 approved Conceptual or Detailed Site Plan) or any dwelling unit shall be a distance equal to the
14 height of the structure measured from the base to the property lines of such residentially zoned
15 property; otherwise, it shall be set back to a minimum of forty (40) feet from any street and
16 twenty (20) feet from any yard.

17 [(iii)] (C) On privately owned land, the structure shall not support lights or
18 signs unless required for aircraft warning or other safety reasons.

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

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

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

27 [(D)] (4) The related telecommunications equipment building or enclosure shall
28 comply with the following standards:

29 [(i)] (A) It shall not be more than five hundred sixty (560) square feet in
30 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.

PART 9. PLANNED COMMUNITY ZONES.

DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.

Sec. 27-541.01.02. Wireless telecommunications facilities. [Whip antenna and related equipment building for mobile telephone transmission.]

(a) [A whip antenna] Antennas and related equipment building permitted (P) in the Table of Uses shall be subject to the following requirements:

(1) [Requirements.

(A)] The [whip] antenna shall comply with the following standards:

[(i)] (A) It shall be concealed within the opaque exterior of a structure or be attached to a public utility tower, a multifamily dwelling at least five (5) stories in height, a structure owned 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;

[(ii)] (B) It shall not be attached to a public school or library;

(C) It shall not exceed the following dimensions:

(i) Twenty feet in length and seven inches in diameter for whips;

(ii) Ten feet in length and two feet in width for panels;

(iii) Seven feet in length and one foot in diameter for cylinders; or

(iv) Seven feet in diameter for parabolic dishes;

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

[(iv)] (E) It shall not support lights or signs unless required for aircraft warning or other safety reasons.

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

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

[(ii)] (B) The building or enclosure shall be screened by means of landscaping or berming which is deemed by the Planning Board (or its authorized representative) to be adequate to screen fifty percent (50%) of the building from any adjoining land in a

1 Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan
2 for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan);

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

5 [(iv)] (D) When constructed as a freestanding building, it shall be
6 constructed of brick and its design shall coordinate with the design of any existing main building
7 on the same lot or on an adjoining lot.

8 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
9 (45) calendar days after its adoption.

Adopted this 14th day of November, 2000.

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: _____
Dorothy F. Bailey
Chair

ATTEST:

Joyce T. Sweeney
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.