





An amendment was proposed and accepted by the Committee to Section 27-424.2(a), that limits the number of antennas that may be installed on a multifamily building to one. The committee discussed limiting the number of antennas per "apartment complex", rather than building, but rejected it because of definitional problems, as well as the variation in the number of buildings included in complexes. In some cases, this type of limitation would be more restrictive than the current law. Section 27-424.2(a) was amended as follows, "On any lot, one (1) satellite dish antenna to serve one (1) dwelling, or one (1) or more satellite dish antenna(s) to serve any other allowed use are allowed...". (Note: The definition of "dwelling" includes "buildings" used for living facilities, not individual "dwelling units". The term "dwelling units" is used in the other zones.). Gail Wheat, representing the Municipal Association, expressed support for the proposed amendment.

PLANNING AND ZONING COMMITTEE REPORT

DATE: 2/4/91

Held in Committee.

The Prince George's Municipal Association opposes the bill, the Prince George's Chamber of Commerce supports it, and the Legislative Officer found it to be in proper form. Michael Petrenko, representing the M-NCPPC, stated the Planning Board's support of CB-5, but brought to the attention of the Committee that while screening will be required for roof-mounted satellite dish antennas in the Commercial and Industrial Zones, it is not proposed to be required for those in the Residential Zones. Staff explained that this type of antenna is currently only allowed on roofs in the Residential Zones when usable signals cannot be obtained from any other location. This legislation does not expand the circumstances under which roof-mounted antennas are permitted in the Residential Zones. Therefore, the type of screening requirement suggested by the Planning Board would make current requirements stricter, and make some buildings nonconforming. Larry Taub, representing Greater Media Inc., spoke in support of the legislation. Specifically, he expressed support for the amendments that allowed more than one dish for nonresidential uses, regardless of the Zone.

Committee members expressed concern regarding several issues. First, this bill would permit an unlimited number of satellite dish antennas on a lot with a single commercial or multifamily building. In some circumstances, numerous antennas would be permitted on the roof of the building. An amendment was proposed to delete the new language permitting more than one dish antenna to serve more than one dwelling unit on a lot (i.e. multifamily building). However, the sponsor of the legislation opposed this proposed amendment, since it would defeat the original intent of the bill.

The Committee agreed to hold the legislation pending further information on the issues involved.

**BACKGROUND INFORMATION/FISCAL IMPACT**

**(Includes reason for proposal, as well as any unique statutory requirements)**

This legislation amends the requirements for satellite dish antennas in the following ways:

- 1.) Allows more than one satellite dish to serve more than one dwelling unit or other use on a single lot. The Zoning Ordinance currently permits only one dish per lot, regardless of the types of units and uses.
- 2.) Permits roof-mounted antennas on any building other than single-family dwelling units, in all but the Residential Zones, provided the antenna is four feet or less in diameter, and is screened from adjacent property when visible. Roof-mounted antennas are currently permitted only when useable signals cannot be obtained in any other location.
- 3.) Amends the definition of "useable satellite signal" throughout the Ordinance to accommodate signals other than those received on a television.