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COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session _____ 1991 _____

Bill No. _____ CB-5-1991 _____

Chapter No. _____ 6 _____

Proposed and Presented by _____ Council Member Mills _____

Introduced by _____ Council Member Mills _____

Co-Sponsors _____

Date of Introduction _____ March 19, 1991 _____

ZONING BILL

AN ORDINANCE concerning

Satellite Dish Antennas

FOR the purpose of permitting more than one satellite dish antenna to serve one building in certain circumstances, providing for the installation of antennas up to four feet in diameter on the roof of a building in certain zones, and amending the definition of usable satellite signals to accommodate signals other than those received on a television.

BY repealing and reenacting with amendments:

- Sections 27-229(b),
- 27-406.1(b),
- 27-424.2,
- 27-451.1,
- 27-468.1,

27-488.1,
27-536.1, and
27-541.2,

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

SUBTITLE 27. ZONING.

The Prince George's County Code
(1987 Edition, 1989 Supplement).

SECTION 1. BE IT ENACTED by the 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, that Sections 27-229(b), 27-406.1(b), 27-424.2, 27-451.1, 27-468.1, 27-488.1, 27-536.1, and 27-541.2, of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 3. ADMINISTRATION.

DIVISION 5. APPEALS AND VARIANCES.

Subdivision 1. Board of Zoning Appeals.

Sec. 27-229. Powers and duties.

(b) The Board of Zoning Appeals shall not have the power or duty to:

* * * * *

(20) Grant a variance from any regulation governing satellite dish antennas, except where a variance is necessary to

permit the reception of useable satellite signals. Usable satellite signals shall be those signals from [the major] communication satellites which[, when viewed on a conventional television set,] are at least equal in [picture] quality to that received from local commercial [television] stations or by way of cable television, or which meet accepted broadcast industry standards of good engineering practice;

* * * * *

PART 4. SPECIAL EXCEPTIONS.

DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL EXCEPTIONS.

Sec. 27-406.1. Satellite dish antenna.

(b) Usable satellite signals shall be those signals from [the major] communication satellites which[, when viewed on a conventional television set,] are at least equal in [picture] quality to that received from local commercial [television] stations or by way of cable television, or which meet accepted broadcast industry standards of good engineering practice.

PART 5. RESIDENTIAL ZONES.

DIVISION 1. GENERAL.

Sec. 27-424.2. Satellite dish antennas.

(a) 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 [is] allowed (subject to the requirements of the Table of Uses), provided that each antenna [it] shall be located at least two (2) feet from any side or rear lot line.

(b) The location of a satellite dish antenna shall be dependent on the reception of usable satellite signals. Where usable signals can be obtained, the antenna shall be ground-mounted and located in the rear yard. If usable signals cannot be obtained from such rear yard location, the antenna shall be ground-mounted and located in either side yard. If usable signals cannot be obtained from such side yard location, the antenna may be mounted on a pole or any other structure. In no event shall a satellite dish antenna be located in the front yard. On lots having no rear yard (through lots) and on corner lots where the designated front of the main building faces a side street, the rear, side, and front yards, as used herein, shall mean the yards at the rear, side and front of the building.

(c) Usable satellite signals shall be those signals from [the major] communication satellites which[, when viewed on a conventional television set,] are at least equal in [picture] quality to that received from local commercial [television] stations or by way of cable television, or which meet accepted broadcast standards or good engineering practice.

(d) Screening shall be provided along the rear and sides of any ground-mounted satellite dish antenna, when such antenna is visible from the street or surrounding property as viewed at ground level.

(e) Satellite dish antennas may be located within any required green area or in any required landscaped area except along a street.

PART 6. COMMERCIAL ZONES.

DIVISION 1. GENERAL.

Sec. 27-451.1. Satellite dish antennas.

(a) On any lot, one (1) satellite dish antenna to serve one (1) dwelling unit, or one (1) or more satellite dish antenna(s) to serve more than one (1) dwelling unit or any other allowed use are [is] allowed (subject to the requirements of the Table of Uses), provided that each antenna [it] shall be located at least two (2) feet from any side or rear lot line.

(b) The location of a satellite dish antenna shall be dependent on the reception of usable satellite signals, and/or the size of the satellite dish antenna. Where usable signals can be obtained, the antenna shall be ground-mounted and located in the rear yard. If usable signals cannot be obtained from such rear yard location, the antenna shall be ground-mounted and located in either side yard. If usable signals cannot be obtained from such side yard location, the antenna may be mounted on a pole or any other structure. In no event shall a satellite dish antenna be located in the front yard. Notwithstanding anything above to the contrary, a satellite dish antenna four (4) feet or less in diameter may be mounted on the roof of any building other than a single-family dwelling unit. On lots having no rear yard (through lots) and on corner lots where the designated front of the main building faces a side street, the rear, side, and front yards, as used herein, shall mean the yards at the rear, side and front of the building.

(c) Usable satellite signals shall be those signals from [the major] communication satellites which[, when viewed on a

conventional television set,] are at least equal in [picture] quality to that received from local commercial [television] stations or by way of cable television, or which meet accepted broadcast industry standards of good engineering practice.

(d) Screening shall be provided along the rear and sides of any ground-mounted or roof-mounted satellite dish antenna, when such antenna is visible from the street or surrounding property as viewed at ground level.

(e) Satellite dish antennas may be located within any required green area or in any required landscaped area except along a street.

PART 7. INDUSTRIAL ZONES.

DIVISION 1. GENERAL.

Sec. 27-468.1. Satellite dish antennas.

(a) On any lot, one (1) satellite dish antenna to serve one (1) dwelling unit, or one (1) or more satellite dish antenna(s) to serve more than one (1) dwelling unit or any other allowed use are [is] allowed (subject to the requirements of the Table of Uses), provided that each antenna [it] shall be located at least two (2) feet from any side or rear lot line.

(b) The location of a satellite dish antenna shall be dependent on the reception of usable satellite signals, and/or the size of the satellite dish antenna. Where usable signals can be obtained, the antenna shall be ground-mounted and located in the rear yard. If usable signals cannot be obtained from such rear yard location, the antenna shall be ground-mounted and located in either side yard. If usable signals cannot be obtained from such side yard

location, the antenna may be mounted on a pole or any other structure. In no event shall a satellite dish antenna be located in the front yard. Notwithstanding anything above to the contrary, a satellite dish antenna four (4) feet or less in diameter may be mounted on the roof of any building other than a single-family dwelling unit. On lots having no rear yard (through lots) and on corner lots where the designated front of the main building faces a side street, the rear, side, and front yards, as used herein, shall mean the yards at the rear, side and front of the building.

(c) Usable satellite signals shall be those signals from [the major] communication satellites which[, when viewed on a conventional television set,] are at least equal in [picture] quality to that received from local commercial [television] stations or by way of cable television, or which meet accepted broadcast standards of good engineering practice.

(d) Screening shall be provided along the rear and sides of any ground-mounted or roof-mounted satellite dish antenna, when such antenna is visible from the street or surrounding property as viewed at ground level.

(e) Satellite dish antennas may be located within any required green area or in any required landscaped area except along a street.

PART 8. COMPREHENSIVE DESIGN ZONES.

DIVISION 1. GENERAL.

Sec. 27-488.1. Satellite dish antennas.

(a) On any lot, one (1) satellite dish antenna to serve one (1) dwelling unit, or one (1) or more satellite dish antenna(s) to

serve more than one (1) dwelling unit or any other allowed use are [is] allowed (subject to the requirements of the Table of Uses), provided that each antenna [it] shall be located at least two (2) feet from any side or rear lot line.

(b) The location of a satellite dish antenna shall be dependent on the reception of usable satellite signals, and/or the size of the satellite dish antenna. Where usable signals can be obtained, the antenna shall be ground-mounted and located in the rear yard. If usable signals cannot be obtained from such rear yard location, the antenna shall be ground-mounted and located in either side yard. If usable signals cannot be obtained from such side yard location, the antenna may be mounted on a pole or any other structure. In no event shall a satellite dish antenna be located in the front yard. Notwithstanding anything above to the contrary, a satellite dish antenna four (4) feet or less in diameter may be mounted on the roof of any building other than a single-family dwelling unit. On lots having no rear yard (through lots) and on corner lots where the designated front of the main building faces a side street, the rear, side, and front yards, as used herein, shall mean the yards at the rear, side and front of the building.

(c) Usable satellite signals shall be those signals from [the major] communication satellites which[, when viewed on a conventional television set,] are at least equal in [picture] quality to that received from local commercial [television] stations or by way of cable television, or which meet accepted broadcast industry standards of good engineering practice.

(d) Screening shall be provided along the rear and sides of any ground-mounted or roof-mounted satellite dish antenna, when such antenna is visible from the street or surrounding property as viewed at ground level.

(e) Satellite dish antennas may be located within any required green area or in any required landscaped area except along a street.

PART 9. PLANNED COMMUNITY ZONES.

DIVISION 1. GENERAL.

Sec. 27-536.1. Satellite dish antennas.

(a) On any lot, one (1) satellite dish antenna to serve one (1) dwelling unit, or one (1) or more satellite dish antenna(s) to serve more than one (1) dwelling unit or any other allowed use are [is] allowed (subject to the requirements of the Table of Uses), provided that each antenna [it] shall be located at least two (2) feet from any side or rear lot line.

(b) The location of a satellite dish antenna shall be dependent on the reception of usable satellite signals, and/or the size of the satellite dish antenna. Where usable signals can be obtained, the antenna shall be ground-mounted and located in the rear yard. If usable signals cannot be obtained from such rear yard location, the antenna shall be ground-mounted and located in either side yard. If usable signals cannot be obtained from such side yard location, the antenna may be mounted on a pole or any other structure. In no event shall a satellite dish antenna be located in the front yard. Notwithstanding anything above to the contrary, a satellite dish antenna four (4) feet or less in diameter may be

mounted on the roof of any building other than a single-family dwelling unit. On lots having no rear yard (through lots) and on corner lots where the designated front of the main building faces a side street, the rear, side, and front yards, as used herein, shall mean the yards at the rear, side and front of the building.

(c) Usable satellite signals shall be those signals from [the major] communication satellites which[, when viewed on a conventional television set,] are at least equal in [picture] quality to that received from local commercial [television] stations or by way of cable television, or which meet accepted broadcast industry standards of good engineering practice.

(d) Screening shall be provided along the rear and sides of any ground-mounted or roof-mounted satellite dish antenna, when such antenna is visible from the street or surrounding property as viewed at ground level.

(e) Satellite dish antennas may be located within any required green area or in any required landscaped area except along a street.

PART 10. MIXED USE ZONES.

DIVISION 1. GENERAL.

Sec. 27-541.2. Satellite dish antennas.

(a) On any lot, one (1) satellite dish antenna to serve one (1) dwelling unit, or one (1) or more satellite dish antenna(s) to serve more than one (1) dwelling unit or any other allowed use are [is] allowed (subject to the requirements of the Table of Uses), provided that each antenna [it] shall be located at least two (2) feet from any side or rear lot line.

(b) The location of a satellite dish antenna shall be dependent on the reception of usable satellite signals, and/or the size of the satellite dish antenna. Where usable signals can be obtained, the antenna shall be ground-mounted and located in the rear yard. If usable signals cannot be obtained from such rear yard location, the antenna shall be ground-mounted and located in either side yard. If usable signals cannot be obtained from such side yard location, the antenna may be mounted on a pole or any other structure. In no event shall a satellite dish antenna be located in the front yard. Notwithstanding anything above to the contrary, a satellite dish antenna four (4) feet or less in diameter may be mounted on the roof of any building other than a single-family dwelling unit. On lots having no rear yard (through lots) and on corner lots where the designated front of the main building faces a side street, the rear, side, and front yards, as used herein, shall mean the yards at the rear, side and front of the building.

(c) Usable satellite signals shall be those signals from [the major] communication satellites which[, when viewed on a conventional television set,] are at least equal in [picture] quality to that received from local commercial [television] stations or by way of cable television, or which meet accepted broadcast industry standards of good engineering practice.

(d) Screening shall be provided along the rear and sides of any ground-mounted or roof-mounted satellite dish antenna, when such antenna is visible from the street or surrounding property as viewed at ground level.

(e) Satellite dish antennas may be located within any required green area or in any required landscaped area except along a street.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of its adoption.

Adopted this 16th day of April, 1991.

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: _____
Richard J. Castaldi
Chairman

ATTEST:

Maurene W. Epps
Acting 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.