



**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**SITTING AS THE DISTRICT COUNCIL**

Legislative Session \_\_\_\_\_ 1990 \_\_\_\_\_

Bill No. \_\_\_\_\_ CB-8-1990 \_\_\_\_\_

Chapter No. \_\_\_\_\_ 3 \_\_\_\_\_

Proposed and Presented by \_\_\_\_\_ Council Member Pemberton \_\_\_\_\_

Introduced by \_\_\_\_\_ Council Member Pemberton \_\_\_\_\_

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

Date of Introduction \_\_\_\_\_ March 13, 1990 \_\_\_\_\_

**ZONING BILL**

AN ORDINANCE concerning

Antennae, Towers and Poles

FOR the purpose of amending the setback requirements for towers,  
poles, whips and antennae.

BY repealing and reenacting with amendments:

Sections 27-461(b)(8),

27-462(b),

27-473(b)(9), and

27-474(b),

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

being also

SUBTITLE 27. ZONING.

The Prince George's County Code  
(1987 Edition, 1988 Supplement,  
as amended by CB-1-1989).

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 27-461(b) (8), 27-462(b), 27-473(b) (9), and 27-474(b) of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, are hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 6. COMMERCIAL ZONES.**

**DIVISION 3. USES PERMITTED.**

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

(b) TABLE OF USES I

						ZONE				
USE						C-O	C-A	C-S-C	C-W	C-M
(8) TRANSPORTATION/PARKING/ COMMUNICATIONS/UTILITIES:										
*	*	*	*	*	*	*	*	*	*	*
Public utility use or structure:										
(A)	Underground pipelines and electric power and telephone lines; structures commonly known as "telephone poles"; and railroad tracks (but not yards) and passenger stations					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	P	P	P	P	P
	USE	C-O	C-A	ZONE C-S-C	C-W	C-M

entirely surrounded with screening material. These structures must be used exclusively for the purpose of providing advanced communications services<sup>11</sup>

(C)	Whip antenna and related equipment building for mobile telephone transmission, <u>excluding supporting towers and poles</u>	P <sup>14</sup>	P <sup>14</sup>	P	P <sup>14</sup>	P
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(D)	Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, roundhouses, car barns, and freight stations)	SE	SE	P	SE	P
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\* \* \* \* \*

Tower, pole, whip, or antenna (electronic, radio, or television, transmitting or receiving), except a [public utility structure or] satellite dish antenna:

(A)	Nonprofit, noncommercial purposes, with no height restrictions	P	P	P	P	P
(B)	Freestanding for commercial purposes, not exceeding 50 feet above ground level	P		P	P	P

(C)	Freestanding for commercial purposes, exceeding 50 feet above ground level	SE	SE	SE	SE
(D)	Attached to a roof for commercial purposes, not exceeding 15 feet above the height of the building	P	P	P	P
(E)	Attached to a roof for commercial purposes, exceeding 15 feet above the height of the building	SE	SE	SE	SE

#### DIVISION 4. REGULATIONS.

##### Sec. 27-462. Regulations.

(b) Table I - SETBACKS (Minimum in Feet for All Structures)

(See Figure 5)

##### ALL COMMERCIAL ZONES

From Street<sup>1</sup>

10<sup>2,3</sup>

From side lot line of adjoining land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan):

Side yard

12<sup>2,3</sup> or the buffer required in the Landscape Manual, whichever is greater

Rear yard

25<sup>2,3</sup> or the buffer required in the Landscape Manual, whichever is greater

From rear lot line of adjoining land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan):

Side yard	12 <sup>2,3</sup> or the buffer required in the Landscape Manual, whichever is greater
Rear yard	25 <sup>2,3</sup> or the buffer required in the Landscape Manual, whichever is greater
From adjoining land in any nonresidential zone	None, except where building is 30 feet high (or higher), a distance equal to 1/3 the total building height, or the buffer required in the Landscape Manual, whichever is greater. <sup>3</sup>

\* \* \* \* \*

<sup>3</sup> Towers, whips, poles, and antennae and supporting structures, excluding guy wires, shall be set back one (1) foot for each foot of structure height.

## PART 7. INDUSTRIAL ZONES.

### DIVISION 3. USES PERMITTED.

#### Sec. 27-473. Uses permitted.

##### (b) TABLE OF USES

USE	ZONE			
	I-1	I-2	I-3	I-4
(9) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:				
* * * * *	*	*	*	*
Public utility use or structure:				
(A) Underground pipelines and electric power and	P	P	P	P

telephone lines; structures commonly known as "telephone poles"; and railroad tracks (not including yards) and passenger stations

(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	P	P	P	P
	USE	I-1	I-2	ZONE I-3	I-4
	entirely surrounded with screening material. These structures must be used exclusively for the purpose of providing advanced communications services <sup>13</sup>				
(C)	Railroad yards, roundhouses, car barns, and freight stations	X	P	X	P
(D)	Whip antenna and related equipment building for mobile telephone transmission, <u>excluding supporting towers and poles</u>	P	P	P <sup>16</sup>	P <sup>16</sup>
(E)	Other public utility uses or structures (including major transmission and distribution lines and structures)	P	P	SE	P <sup>7</sup>

\* \* \* \* \*

Tower, pole, whip, or antenna (electronic, radio, or television, transmitting or receiving), except a [public utility structure or] satellite dish antenna:

(A)	Nonprofit, noncommercial	P	P	P	P
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purposes, with no height restrictions

(B)	Freestanding, for commercial purposes, not exceeding 50 feet above ground level	P	P	P	P
(C)	Freestanding, for commercial purposes, exceeding 50 feet above ground level	SE	SE	SE	SE
(D)	Attached to a roof, for commercial purposes, not exceeding 15 feet above the height of the building	P	P	P	P
(E)	Attached to a roof, for commercial purposes, exceeding 15 feet above the height of the building	SE	SE	SE	SE

#### DIVISION 4. REGULATIONS.

#### Sec. 27-474. Regulations.

(b) TABLE I - SETBACKS (Minimum in Feet)

	ZONE			
	I-1	I-2	I-3	I-4
From street:				
In General	25 <sup>^4,10</sup>	25 <sup>^4,10</sup>		25 <sup>^4,10</sup>
Freeway/Parkway		50 <sup>^9,10</sup>		
All Except Freeway/Parkway			30 <sup>^9,10</sup>	
From adjoining land in any 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 [d]Detailed Site Plan) [.] :				



All Yards			50 <sup>1,3,10</sup>
Side Yard	20 <sup>6,10</sup>	20 <sup>6,10</sup>	75 <sup>10</sup>
Rear Yard	20 <sup>6,10</sup>	20 <sup>6,10</sup>	75 <sup>10</sup>

From adjoining land in any  
nonresidential zone:

All Yards			20 <sup>2,3,10</sup>
Side Yard	30 <sup>5,6,10</sup>	30 <sup>5,6,10</sup>	30 <sup>5,10</sup>
Rear Yard	None <sup>7,10</sup>	None <sup>7,10</sup>	None <sup>10</sup>

Between unattached buildings

The height<sup>8,10</sup>  
of the taller  
building

\_\_\_\_\_  
\* \* \* \* \*

<sup>10</sup> Towers, whips, poles, and antennae and supporting structures,  
excluding guy wires, shall be set back one (1) foot for each foot of  
structure height.

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

Adopted this 17th day of April, 1990.

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: \_\_\_\_\_  
Jo Ann T. Bell  
Acting Chairman

ATTEST:

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Jean M. Schmuhl, CMC  
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.