

UTILITY EASEMENT

The new Zoning Ordinance defines a Public Utility Easement as an easement that grants the right to install and maintain utilities including, but not limited to, water lines, sewer lines, storm sewer lines, electrical power lines, telephone lines, natural gas lines, and community antenna television systems. The current requirement for 10-foot-wide public utility easements (PUE) on both sides of all streets has been reduced to a single PUE for all roads (public or private). For redevelopment and revitalization projects, the PUE may be reduced by the Planning Director for good cause, after consideration of any adverse impacts. The PUE shall be located outside the sidewalk, where a sidewalk is constructed or Subtitle 24: Subdivision Regulations or Subtitle 27: Zoning Ordinance require a sidewalk, and shall be contiguous to the right-of-way.

MANDATORY REFERRAL

Many public facilities uses and structures will continue to be reviewed under the Mandatory Referral process. Mandatory Referral is a review process through which public sector development projects (from federal, state, and local governments) and public and private utilities are referred to the Planning Board for review and recommendation. Federal, state, and local governments including municipalities, and public and private utilities are required to submit proposed projects for a Mandatory Referral review and recommendation in accordance with Sections 20-301 to 20-305 of the *Maryland Land Use Article*. Such Mandatory Referral review shall follow the Planning Department's *Adopted Uniform Standards for Mandatory Referral Review*.

USE PERMISSIONS FOR UTILITY USES

Utility buildings and structures are categorized as Utility Uses in the new Zoning Ordinance Use tables. Utility uses include *solar energy systems, large-scale; wind energy conversion system, large-scale; and public utility uses, large and small scale*. Public utility uses and structures, major are permitted with

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HOW TO GET INVOLVED

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the approval of a special exception in all Rural and Agricultural and Residential Zones and in the following zones:

- Commercial, General Office (CGO)
- Industrial-Employment (IE)
- Town Activity Center (TAC)
- Local Transit-Oriented Edge (LTO-E)
- Regional Transit-Oriented Low Edge (RTO-L E)

This use is also permitted by right in the Commercial, Service (CS) and Industrial, Heavy (IH) zones. It is prohibited in all other zones.

Public utility uses or structures, minor are permitted in all zones.

USE-SPECIFIC STANDARDS AND SPECIAL EXCEPTION STANDARDS

There are several Use-Specific Standards and Special Exception Standards that are applicable for the public utility uses and structures. Use-specific standards are applicable to major public utility uses. Whenever a public utility use is permitted as a Special Exception in any Rural and Agricultural or Residential Zone, or on land proposed to be used for residential purposes in the Residential Mobile Home (RMH) Zone, the use shall (whenever feasible) have the exterior appearance of residential buildings. Overhead lines, poles, radio or television transmitter towers, and other towers shall not be located in airport approach areas, in Rural and Agricultural or Residential zones, or on land proposed to be used for residential purposes on an approved Basic Plan for the LCD Zone or any approved detailed site plan. In addition, telephone, radio, or television transmission towers shall be set back (from the boundary line of the special exception) a distance equal to its height (measured from its base) plus 50 feet.



SUSTAINABLE PUBLIC UTILITIES

Modern zoning ordinances address the increasing need for the built environment to be less harmful to the natural environment. New green building standards require development to promote healthy lifestyles, reduce greenhouse gas emission, and protect natural resources. Implemented through a scoring system, applicants would select from a list of green practices to satisfy the minimum point requirement and receive an approval. The Green Building Standards encourage the use of alternative energy sources and increased water conservation.

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ABOUT THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS REWRITE

On October 23, 2018, the Prince George's County Council adopted a new Zoning Ordinance and Subdivision Regulations, completing a four-year journey to update the County's land use regulations. The Zoning Ordinance and Subdivision Regulations determine where and how land can be developed, helping shape how communities grow. The new 21st Century zoning code is aligned with *Plan Prince George's 2035*, the shared vision for the future of our County. Updating the County's development codes was necessary to create regulations that support the County's vision for smart growth, economic development, and improved quality of life. The next step of the process is to comprehensively update the County's Zoning Map, which geographically applies the new laws to the County.