

rounding area (including requirements for sound-proofing; for the construction of fences, barriers, or other safety devices; for surfacing of all access roads and driveways; for shielding of floodlights or other artificial illumination; or for landscaping or screening).

(b) In addition to where permitted by light, electric or gas utility substations, water or sewage pumping stations, or telephone exchanges or other communications equipment structures shall be permitted by special exception in all districts, provided:

(1) Such use is necessary for public convenience at the designated location, and service cannot be supplied with equal public convenience if located elsewhere.

(2) Such use at the designated location shall not endanger the health and safety of workers and/or residents in the community, shall not impair or prove detrimental to neighboring properties or the development of same, and shall not create a nuisance to surrounding residential properties.

(3) Such use in any residential district shall be in scale and have the exterior appearance of residential buildings with appropriate landscaping.

(4) Such use may be required to be fully or partially enclosed, to be compatible with the surrounding development.

(c) Electric power and energy transmission and distribution lines carrying more than 35,000 volts and gas and oil transmission lines shall be permitted in all districts provided:

(1) Such use shall not adversely affect the General Plan for Anne Arundel County.

(2) Such use shall not endanger the health and safety of residents or workers in the area.

(3) The location of such use provides for minimum visual impact and shall not impair the use of the surrounding properties.

(4) The use of utility corridors shall be encouraged, using existing established utility line or transportation rights of way for various transmission types.

(5) The alignment shall follow the topography to minimize any effects to the terrain.

(6) There shall be selective vegetative clearance for the right-of-way for soil erosion control.

(7) Electric power and distribution lines or portions thereof may be required to be located underground. In making said determination, the following factors shall be considered:

(i) The crossing and paralleling of highways or streets, and the volume of traffic thereon.

(ii) The proximity of said line to schools, churches, theaters, clubs, museums, or other places where persons may congregate.