

Prince George's County Council

Agenda Item Summary

Meeting Date: 11/17/2009
Reference No.: CB-047-2009
Draft No.: 1
Proposer(s): Dernoga
Sponsor(s): Dernoga
Item Title: An Ordinance amending the net lot area for certain one-family detached dwellings in the O-S Zone.

Drafter: Jackie Brown, Director PZED Committee
Resource Personnel: Laura Moore, Director of Special Projects

LEGISLATIVE HISTORY:

Date Presented:	9/29/2009	Executive Action:	
Committee Referral:	9/29/2009 - PZED	Effective Date:	1/4/2010
Committee Action:	10/7/2009 - FAV		
Date Introduced:	10/20/2009		
Public Hearing:	11/17/2009 - 10:00 AM		
Council Action (1)	11/17/2009 - ENACTED		
Council Votes:	MB:A, WC:A, SHD:A, TD:A, CE:A, AH:A, TK:A, EO:A, IT:A		
Pass/Fail:	P		
Remarks:			

AFFECTED CODE SECTIONS:

27-442

COMMITTEE REPORTS:

PZED Committee Report

Date 10/7/2009

Committee Vote: Favorable, 5-0 (In favor: Council Members Dean, Olson, Bland, Dernoga and Exum)

Staff summarized the purpose of the legislation noting that CB-47-2009 is companion to CB-49-2009, which amends the Subdivision Regulations concerning exemptions to the requirement for filing a subdivision plat for certain property in the O-S Zone. CB-47-2009 amends the Zoning Ordinance Regulations Tables concerning net lot area to allow a minimum net lot area of 43,560 square feet (1 acre) in the O-S Zone if the lot is created under the intra-family conveyance provisions of Subtitle 24, Section 107(c) as amended by CB-49-2009. The bill requires all other development standards for lots developed pursuant to this provision to be in accordance with the regulations of the R-E Zone.

Yates Claggett of the Soil Conservation District spoke in support of CB-47-2009 indicating that along with CB-49-2009, the new provisions will assist with intra-family conveyances of property encumbered by Maryland Agricultural Land Preservation Foundation (MALPF) easements.

The Office of Law reviewed CB-47-2009 and found it to be in proper legislative form with no legal impediments to

its enactment. The Planning Board supports CB-47-2009.

BACKGROUND INFORMATION/FISCAL IMPACT:

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

In general, the Zoning Ordinance requires a minimum net lot area of five acres for one-family detached dwellings. This legislation allows a minimum net lot area of one acre if the lot is created pursuant to the intra-family conveyance provisions of Section 24-107(c) (15) of the Subdivision Regulations.

CODE INDEX TOPICS:

INCLUSION FILES:
