

**PRINCE GEORGE'S COUNTY COUNCIL
AGENDA ITEM SUMMARY**

Meeting Date: 10/22/96

Reference No.: CB-91-1996

Proposer: Scott

Draft No.: 2

Sponsors: Scott

Item Title: An Ordinance for the purpose of expanding the definition of "vehicle sales lot" to include the rental of vehicles

Drafter: Mary Lane
PZ&ED Committee Director

Resource Personnel: Cheye Calvo
Legislative Aide

LEGISLATIVE HISTORY:

Date Presented: 9/24/96

Executive Action: __/__/__

Committee Referral:(1) 9/24/96 PZED

Effective Date: 1/6/97

Committee Action:(1) 10/16/96 FAV(A)

Date Introduced: 10/22/96

Pub. Hearing Date: (1) 11/19/96 1:30 PM

Council Action: (1) 11/19/96 Enacted

Council Votes: SD:A, DB:A, JE:A, IG:A, AMc:A, WM:A, RVR:A, AS:A, MW:A

Pass/Fail: P

Remarks: _____

PLANNING, ZONING & ECON. DEV. COM. REPORT

DATE: 10/16/96

Committee Vote: Favorable with technical amendments, 5-0 (In favor: Council Members Wilson, Estepp, MacKinnon, Maloney and Russell).

Staff explained that vehicle sales lots and vehicle rental lots are similar uses that are generally permitted in the same zones, but are listed separately in the table of uses, establishing them as separate uses. This legislation amends the definition of vehicle sales lot to include the rental of cars as well. It will allow a nonconforming use that is certified as a "vehicle sales lot" to use part of its property for rental vehicle. This is currently not allowed because they are considered separate uses, and a nonconforming uses may not expand to include another use.

The Office of Law finds the legislation to be in proper legislative form. The Planning Board supports the legislation, noting that from a land use standpoint, the overall impact of the two uses is not significantly different. The Board also suggested a minor amendment to simplify the definition. This amendment was accepted by the Committee.

BACKGROUND INFORMATION/FISCAL IMPACT

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

A vehicle sales lot is defined in the Zoning Ordinance as "an area of land used for the storage and display for sale of any vehicle". This use is permitted by right in the C-M, I-1, I-2 and I-4 Zones, and by Special Exception in the C-S-C Zone. Although generally permitted in the same zones and often operated in conjunction with each other, vehicle rental lots are considered a separate use. This legislation amends the definition of "vehicle sales lot" to allow a portion of the land to be used for vehicle rental.

CODE INDEX TOPICS: