

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

Meeting Date: 9/26/95

Reference No.: CB-79-1995

Proposer: Maloney and Gourdine

Draft No.: 1

Sponsors: _____

Item Title: An Ordinance requiring that townhouses in certain CDZs and Mixed Use Zones be constructed on lots of at least 1,500 square feet, have brick fronts, and comprise no more than 10% of the total development

Drafter: Mary Lane
PZ&ED Committee Dir.

Resource Personnel: Andy Eppelmann
Legislative Aide

LEGISLATIVE HISTORY:

Date Presented: 9/26/95 **Executive Action:** __/__/__

Committee Referral:(1) 9/26/95 THE **Effective Date:** __/__/__

Committee Action:(1) __/__/__

Date Introduced: __/__/__

Pub. Hearing Date: (1) __/__/__ __: __

Council Action: (1) __/__/__

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

Pass/Fail: _

Remarks: _____

BACKGROUND INFORMATION/FISCAL IMPACT

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

The Comprehensive Design Zones and the Mixed Use Zones were designed to be flexible in regard to the number and type of dwelling units permitted, and the development regulations applicable to a particular site. As a result, the number of townhouses approved in these zones has often exceeded the number of single family detached units, and the lot size, for which there is no minimum, is often less than the 1,500 square feet required for townhouses in the R-T Zone. This legislation caps the number of townhouses at 10% of the total number of units in a development, and requires lot sizes of

at least 1,500 square feet. In an effort to improve the appearance of these units, brick fronts are also required. These new regulations will apply to all developments for which a Comprehensive Design Plan or a Detailed Site Plan, whichever is appropriate, is not approved as of the effective date of the bill.

CODE INDEX TOPICS: