

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2017 Legislative Session

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<b>Reference No.:</b>	CB-124-2017
<b>Draft No.:</b>	1
<b>Committee:</b>	TRANSPORTATION, HOUSING AND ENVIRONMENT COMMITTEE
<b>Date:</b>	October 11, 2017
<b>Action:</b>	FAV(A)

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### **REPORT: October 17, 2017**

Committee Vote: Favorable with Amendments, 5-0 (In favor: Council Members Turner, Franklin, Lehman, Patterson and Taveras)

The Council's Zoning and Legislative Counsel summarized the purpose of the legislation, including its companion predecessor bill, CB-83-2017, which was previously referred to the Planning, Zoning, and Economic Development Committee. Based on the comments received on referral for CB-83-2017, CB-124-2017 amends the International Residential Building Code for One- and Two-Family Dwellings in the Prince George's County Building Code. The Bill proposes to limit the number of bathrooms to five (5) for residential structures and any accessory use on the property. A minimum of one (1) bathroom within any structure on the property must be accessible from a common interior area, such as a hallway.

Council Member Glaros, the bill's sponsor, further explained that the bill seeks to address the issue of commercialization of residential zones, particularly the R-55 Zones of the County. While commercialization of all residential zones may emerge as a problem in the County, this Bill is narrowly focused; specifically as to R-55 Zone because of its small lot sizes, which are typically 1/3 acre.

An attorney for the City of College Park spoke in support of CB-124-2017, and provided an example of a non-residential, "dormitory" type of use proposed within the City of College Park, having 10 bedrooms, 10 bathrooms, and no bathroom in the hall.

The SMBIA representative recognized the intent of the Bill. However, expressed concern with the impact on the housing industry and sought clarification of the Bill effective date. In an effort to address the concern; a motion was made to include language pertaining to a waiver, at the discretion of the Director.

The County Executive representative spoke in support of the Bill.

The Office of Law finds it to be in proper legislative form.

The Office of Audits and Investigations determine that enactment of CB-124-2017 should not have an adverse impact on the county.

The Bill was moved favorably with the expectation that language pertaining to the “waiver” would be drafted as a Proposed Amendment No. 1 for consideration by the Council prior to introduction of the bill.