

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

Meeting Date: 11/25/2003

Reference No.: CB-83-2003

Proposer: Dernoga

Draft No.: 1

Sponsors: Dernoga, Peters, Shapiro

Item Title: An Ordinance providing lot coverage and green area ratios for uses in proximity to drinking water reservoirs

Drafter: Ralph E. Grutzmacher
Legislative Officer

Resource Andrew D. Eppelmann
Personnel: Legislative Aide

LEGISLATIVE HISTORY:

Date Presented: 9/30/2003

Executive Action: ___/___/___

Committee Referral: 9/30/2003 PZED

Effective Date: 1/12/2004

Committee Action: 10/22/2003 FAV

Date Introduced: 10/28/2003

Public Hearing: 11/25/2003 10:00 A.M.

Council Action: 11/25/2003 ENACTED

Council Votes: PS:-, MB:A, SHD:A, TD:A, CE:A, DCH:A; TH:A, TK:A, DP:A

Pass/Fail: P

Remarks: _____

PLANNING, ZONING & ECON. DEV. COMMITTEE REPORT

10/22/03

Committee Vote: Favorable, 4-0 (In favor: Council Members Dernoga, Dean, Exum and Knotts)

This legislation amends the residential zone lot coverage and green area table, in Section 27-442(c) of the Zoning Ordinance, to reduce substantially the permitted lot coverage, and increase, correspondingly, the green area, for nonresidential uses within 2,500 feet of drinking water reservoirs. The purpose of the bill, modeled on legislation in other jurisdictions, is to maintain permeable surfaces near reservoirs, to promote their ready supply and replenishment.

The bill's sponsor explained that the provisions of the bill are intended to provide consistency with the policy adopted by Montgomery County in the 1997 adjacent Master Plan for the properties adjacent to the reservoir located in his district.

The Legislative Officer and the Principal Counsel found the bill to be in proper legislative form. The Office of Audits and Investigations determined there should be no negative fiscal impact on the County as a result of enacting CB-83-2003. The Planning Board supports the bill.

Aisha Braveboy, representing the County Executive's Office, informed the committee that the Executive is in support of this legislation.

BACKGROUND INFORMATION/FISCAL IMPACT

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

The proposed legislation would reduce the net lot coverage for certain non-residential uses in the various residential zones from 50 and 60 percent to 10 and 20 percent for properties within 2,500 feet of a drinking water reservoir. This is consistent with a similar policy adopted by Montgomery County in the 1997 adjacent Fairland Master Plan. The objectives of that Master Plan include uses to "Continue the low-imperviousness land uses of the watershed and the policies that support maintaining low-density land patterns."

CODE INDEX TOPICS: