

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

Meeting Date: 11/23/99

Reference No.: CB-79-1999

Proposer: Russell

Draft No.: 2

Sponsors: Russell

Item Title: An Ordinance permitting mobile homes used as one-family detached dwellings on property containing a riding stable in the R-E Zone under certain circumstances

Drafter: Jackie Brown
PZED Committee Director

Resource Nell Johnson
Personnel: Legislative Aide

LEGISLATIVE HISTORY:

Date Presented: 10/5/99

Executive Action: __/__/__ __

Committee Referral: 10/5/99 PZED

Effective Date: 1/10/2000

Committee Action: 10/13/99 FAV (A)

Date Introduced: 10/19/99

Public Hearing: 11/23/99 1:30 P.M.

Council Action: 11/23/99 ENACTED

Council Votes: JE:A, DB:A, IG:A, TH:A, WM:A, RVR:A, AS:A, PS:A, MW:A

Pass/Fail: P

Remarks: _____

PLANNING, ZONING & ECON. DEV. COMMITTEE REPORT

DATE: 10/13/99

Committee Vote: Favorable as amended, 5-0 (In favor: Council Members Russell, Bailey, Gourdine, Hendershot and Maloney).

Staff gave an overview of the legislation and informed the Committee of referral comments that were received. Council Member Russell, the bill's sponsor, explained the purpose of the bill indicating that it will allow an owner of property containing a horse farm/riding stable to locate mobile homes on such property for use by the employees of the riding stable.

Russell Shipley, Shipley and Horne, P.A., representing the owner of a horse farm/riding stable in the R-E Zone, spoke in support of the legislation. Mr. Shipley indicated to the Committee that a petition in support of legislation to allow his client to locate a mobile home on the horse

farm/riding stable property was signed by approximately 20 neighbors and submitted to the Council Members' offices.

The Office of Law determined that the bill is in proper legislative form. The Principal Counsel to the District Council suggested a rewording of Footnote 62 on page 2 of the legislation for the purpose of clarifying that mobile home uses are permitted *only* for riding stable employees, and not for the general residential case.

The Planning Board supports CB-79-1999 and the Executive Branch takes no position on the bill. The Department of Environmental Resources recommended inclusion of language requiring a residential building permit when a mobile home is used as a one-family detached dwelling. The Office of Audits and Investigations determined there should be no negative fiscal impact on the County as a result of enacting CB-79-1999.

The Committee voted favorably on this legislation including the rewording of Footnote 62 recommended by the Principal Counsel and the additional language recommended by the Department Environmental Resources.

BACKGROUND INFORMATION/FISCAL IMPACT

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

The Zoning Ordinance allows mobile homes used as one-family detached dwellings in the R-O-S, O-S, and R-A Zones by Special Exception. This legislation amends the Residential Use Tables to allow this use, by Special Exception, in the R-E Zone under certain circumstances.

CODE INDEX TOPICS: