

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2021 Legislative Session

Reference No.: CB-069-2021

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 09/30/2021

Action: FAV

REPORT:

Committee Vote: Favorable, 9-0 (In favor: Council Members Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Ivey, Taveras and Turner)

The Committee of the Whole convened on September 30, 2021 to consider CB-69-2021. The Planning, Housing, and Economic Development Committee Director summarized the purpose of the bill and informed the Committee of written comments received on referral.

The Planning Board supports the legislation and provided the following Planning staff analysis by letter dated September 23, 2021 to the Council Chairman:

“CB-69-2021 amends the definition for “Home Occupation” to include a new use entitled “Pet Grooming Services”. The use would be permitted in many residential zones. This legislation is a text amendment of general application and applies to all Reserved Open Space (R-O-S), Open Space (O-S), Residential-Agricultural (R-A), Residential-Estate (R-E), Rural Residential (R-R), One-Family Detached Residential (R-80), One-Family Detached Residential (R-55), One-Family Semidetached, and Two-Family Detached, Residential (R-35); One-Family Triple-Attached Residential (R-20), and Townhouse (R-T) Zones countywide. The use would be prohibited in all multifamily zones.

This legislation permits pet grooming services as a home business. All “Home Occupation” uses must comply with the 33% square footage requirements, cannot change the residential character of the dwelling unit, and are not required to comply with off-street parking and loading regulations. Taking account of the limitations that apply to all Home Occupations, the Planning Board finds that pet grooming is a relatively low impact activity and compatible with residential zoning.

Adopted Zoning Ordinance:

The adopted Zoning Ordinance does not define “Home Occupation” as a separate use. The use is considered an accessory use and is permitted in all residential zones with use specific standards. The new Zoning Ordinance retains many of the current ordinance requirements for home

occupations. Under the new ordinance “Home Occupation” use cannot exceed 25% or 5,000 square feet whichever is less.”

The Office of Law reviewed CB-69-2021 as it was presented on September 14, 2021 and found it to be in proper legal form with no legal impediments to its adoption.

Ms. Ethel Taylor, a resident of Brookdale Lane, testified in support of the legislation which will facilitate the opening of her pet grooming home occupation. Due to technical issues, Ms. Taylor was unable to display photographs of her plans for pet grooming at her home. However, she plans to provide them at the public hearing on the legislation.

Lyneshia Johnson-Woodland, Acting President, Roblee Civic Association submitted a September 24, 2021 letter with a petition signed by Ms. Taylor’s immediate neighbors and adjacent residents in support of the Doggie Washerette LLC.

Council Member Dernoga inquired about home occupation regulations which may address the use of outdoor kennels and the number of dogs that could be at the business for grooming at the same time. In response to Mr. Dernoga’s question, the Council’s Zoning and Legislative Counsel responded that the provisions in existing law governing home occupations, as well as regulations in the Animal Control Ordinance, would remain in full force and effect as a result of the enactment of the proposed legislation.

After discussion, on a motion by Council Member Davis and second by Council Member Taveras, the Committee voted favorable 9-0 on CB-69-2021 Draft-1.