



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Office of the Planning Director

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October 5, 2020

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Andree Green Checkley, Esq., Planning Director, Planning Department
Derick Berlage, Acting Deputy Planning Director, Planning Department

FROM: Rana Hightower, Intergovernmental Affairs Coordinator *REH*

SUBJECT: **CB-80-2020**

Andree Green Checkley
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Date: 2020.10.05
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Purpose: A bill to define and permit a new use entitled “contractor’s yard” in the Rural Residential (R-R) Zone under certain circumstances.

Policy Analysis: The current and adopted zoning ordinances preserve the Rural Residential (R-R) and Residential Rural (RR) Zones for moderately dense large lot single-family detached dwelling units. The proposed use is a commercial use and generally incompatible with residential zones. There are a few uses in the residential table of uses that are like the proposed use and are permitted in the R-R Zone under different circumstances. Those scenarios are listed below.

- A “contractor's office (must include sanitary facilities)”, “construction yard” or “shed”, or “storage building (in connection with a construction project)” as a temporary use is permitted by right as subject to Sections 27-260 and 27-261 and “all others” require Special Exception approval.
- A “contractor’s office with wholly enclosed storage” is permitted under specific circumstances (Footnote 68).
- A “landscaping contractor’s business” requires SE approval.

It is unclear if the new use, “contractor’s yard”, is different from the above-mentioned uses or why a new use definition is necessary.

The current “contractor's office (general)” use should be used instead of adding a new use to the current Zoning Ordinance. The “contractor office (general)” is listed in the commercial table use as “as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping and the like, with buildings, and uses accessory to the business (as well as the office) use: (B) With outdoor storage of materials, located only in a side or rear yard; enclosed by a slightly, opaque wall or fence at least 6 feet high; with no storing of material higher than the fence; but excluding the use of outdoor storage of earth moving or other heavy equipment, or outdoor storage of machinery”.

While the Planning Department appreciates the District Council's desire to use the definition for "contractor's yard" added under the adopted Zoning Ordinance; trying to add a new use definition adds confusion to the current Zoning Ordinance.

The Planning Department staff has conducted a GIS analysis of the proposed footnote and the language under footnote 139 does not apply to any property in the County.

Staff recommends the District Council clarify if landscaping and buffering is the only reason why a Detailed Site Plan (DSP) is required. The Landscape Manual already includes buffering standards for industrial uses, and if this is the only reason a DSP is desired, staff recommends deleting the requirement for a DSP. Should the District Council wish to require a DSP for other purposes, the Council should add development standards to the bill for this use.

New Zoning Ordinance:

The adopted Zoning Ordinance prohibits a "contractor's yard" in the RR Zone.

Impacted Property:

This will not impact any property in the County.

Recommendation:

Oppose

Staff recommends that the Planning Board vote to oppose CB-80-2020.