

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2013 Legislative Session**

Bill No. \_\_\_\_\_ CB-97-2013  
 Chapter No. \_\_\_\_\_ 59  
 Proposed and Presented by \_\_\_\_\_ Council Member Franklin  
 Introduced by \_\_\_\_\_ Council Members Franklin, Lehman, Toles, Patterson, Davis and Turner  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction \_\_\_\_\_ October 22, 2013

**ZONING BILL**

1 AN ORDINANCE concerning

2 Eleemosynary or Philanthropic Institutions

3 For the purpose of providing for eleemosynary or philanthropic institutions as a permitted use in  
 4 the O-S Zone and R-80 Zone under certain circumstances, and modifying certain requirements  
 5 for eleemosynary or philanthropic institutions in the R-80 Zone.

6 BY repealing and reenacting with amendments:

7 Section 27-441 (b),

8 The Zoning Ordinance of Prince George's County, Maryland,

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (2011 Edition; 2012 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
 14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
 15 District in Prince George's County, Maryland, that Section 27-441 (b) of the Zoning Ordinance  
 16 of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County  
 17 Code, be and the same is hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**  
**PART 5. RESIDENTIAL ZONES.**  
**DIVISION 3. USES PERMITTED.**

**Sec. 27-441. Uses permitted.**

**(b) TABLE OF USES.**

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(2) Institutional/Educational:									
* * * * *	*	*	*	*	*	*	*	*	*
Eleemosynary or philanthropic institution:									
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound	SE	SE	SE	SE	P	SE	SE	SE	SE
(B) <u>An adaptive reuse of a structure(s) last owned by the Federal Government on a parcel with not more than 8 acres for use by survivors of domestic violence and their families, including social services and rehabilitative services related thereto, such as educational and employment training, counseling, and day care</u>	X	P	X	X	X	X	X	X	X
[(B)] (C) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council	SE	SE	SE	SE	SE	SE <sup>94</sup>	P	SE	SE
[(C)] (D) All others	SE	SE	SE	SE	SE	SE	SE	SE	SE
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(2) Institutional/Educational:								
* * * * *	*	*	*	*	*	*	*	*
Eleemosynary or philanthropic institution:								
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound	SE	SE	SE	SE	SE	SE	SE	SE
(B) <u>An adaptive reuse of a structure(s) last owned by the Federal Government on a parcel with not more than 8 acres for use by survivors of domestic violence and their families, including social services and rehabilitative services related thereto, such as educational and employment training, counseling, and day care</u>	X	X	X	X	X	X	X	X
[(B)] (C) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council	SE	SE	SE	SE	SE	SE	SE	SE
[(C)] (D) All others	SE	SE	SE	SE	SE	SE	SE	SE
* * * * *	*	*	*	*	*	*	*	*

- 94** Permitted use without requirement for Special Exception or Detailed Site Plan provided the property on which the use is located is owned by a non-profit organization as of October 1, 2012, and further provided that said property shall be exempt from the requirements of the Prince George's County Landscape Manual, Section 27-442 (c) Regulations for Lot Coverage and Green Area, and Part 11 for off-street parking and loading except for parking facilities for the physically handicapped.

1       SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the  
2       date it becomes law.

Adopted this 19<sup>th</sup> day of November, 2013.

COUNTY COUNCIL OF PRINCE GEORGE’S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE’S COUNTY,  
MARYLAND

BY: \_\_\_\_\_  
Andrea C. Harrison  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

KEY:  
Underscoring indicates language added to existing law.  
[Brackets] indicate language deleted from existing law.  
Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.