

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

1999 Legislative Session

Bill No. _____ CB-89-1999

Chapter No. _____ 49

Proposed and Presented by _____ Council Member Hendershot

Introduced by _____ Council Member Hendershot

Co-Sponsors _____

Date of Introduction _____ October 26, 1999

ZONING BILL

1 AN ORDINANCE concerning

2 Planned Retirement Community

3 For the purpose of permitting planned retirement communities in the I-3 Zone under certain
4 circumstances.

5 BY repealing and reenacting with amendments:

6 Sections 27-395 and 27-473,

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

8 being also

9 SUBTITLE 27. ZONING.

10 The Prince George's County Code

11 (1995 Edition, 1998 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
14 District in Prince George's County, Maryland, that Sections 27-395 and 27-473 of the Zoning
15 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
16 County Code, be and the same are hereby repealed and reenacted with the following
17 amendments:

SUBTITLE 27. ZONING.

PART 4. SPECIAL EXCEPTIONS.

**DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL
EXCEPTIONS.**

Sec. 27-395. Planned retirement community.

(a) A planned retirement community may be permitted, subject to the following criteria:

(1) Findings for approval.

(A) The District Council shall find that:

(i) The proposed use will serve the needs of the retirement-aged community;

(ii) The proposed use will not adversely affect the character of the surrounding residential community; and

(iii) In the R-A Zone, there shall be a demonstrated need for the facility and an existing medical facility within the defined market area of the subject property.

(2) Site plan.

(A) In addition to the requirements of Section 27-296(c), the site plan shall set forth the proposed traffic circulation patterns.

(3) Regulations.

(A) Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, and other requirements of the specific zone in which the use is proposed shall not apply to uses and structures provided for in this section. The dimensions and percentages shown on the approved site plan shall constitute the regulations for a given Special Exception.

(B) The subject property shall contain at least twelve (12) contiguous acres;

(C) The average number of dwelling units per acre shall not be more than eight (8) for the gross tract area; and

(D) In the R-A Zone, buildings shall not exceed three (3) stories.

(E) In the I-3 Zone, the following shall apply:

(i) The gross tract area shall be a minimum of ninety (90) acres with at least 25% of its boundary adjoining residentially zoned land or land used for residential purposes;

(ii) The property shall have at least one hundred fifty (150) feet of frontage on and direct vehicular access to a public street;

1 (iii) All buildings shall be set back a minimum of seventy-five (75) feet
2 from all non-residentially zoned boundary lines or satisfy the requirements of the Landscape
3 Manual, whichever is greater;

4 (iv) The property shall be located within two (2) miles of mass transit,
5 regional shopping and a hospital; and

6 (v) Townhouses shall comply with the design guidelines set forth in
7 Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d).

8 **DIVISION 3. USES PERMITTED.**

9 **Sec. 27-473. Uses permitted**

(b) TABLE OF USES

* * * * * * *

(7) RESIDENTIAL/LODGING:

<i>USE</i>	<i>I-1</i> ³³	<i>I-2</i> ³³	<i>ZONE</i> <i>I-3</i>	<i>I-4</i>	<i>U-L-I</i>
Hotel or motel (which may include public spas, swimming pools, or tennis courts, provided they are enclosed by a fence or wall at least 6 feet high):					
(A) In an industrial park having a gross tract area of at least 25 acres	SE	SE	P	X	X
(B) All others	SE	SE	X	X	X
<u>Planned retirement community</u>	X	X	<u>SE</u> ³⁹	X	X

³⁹ Townhouses shall comply with the design guidelines set forth in Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d).

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
2 (45) calendar days after its adoption.

3 Adopted this 23rd day of November, 1999.

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: _____
M. H. Jim Estepp
Chairman

ATTEST:

Joyce T. Sweeney
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.