

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2016 Legislative Session

Bill No. CB-18-2016

Chapter No. 16

Proposed and Presented by Council Member Franklin

Introduced by Council Members Franklin and Toles

Co-Sponsors _____

Date of Introduction May 17, 2016

ZONING BILL

1 AN ORDINANCE concerning

2 Eleemosynary or Philanthropic Institutions

3 For the purpose of amending the prescriptions of the Zoning Ordinance to exempt certain
4 Eleemosynary or Philanthropic Institutions in the R-R (Rural Residential) Zone from certain site
5 plan, site design guidelines, and special exception approval requirements; and providing for
6 certain Eleemosynary and Philanthropic Institutions in the R-R Zone as a permitted use under
7 certain specific circumstances.

8 BY repealing and reenacting with amendments:

9 Section 27-441(b),

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

11 being also

12 SUBTITLE 27. ZONING.

13 The Prince George's County Code

14 (2015 Edition).

15 BY adding:

16 Section 27-445.16,

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

18 being also

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SUBTITLE 27. ZONING.
The Prince George’s County Code
(2015 Edition).

SECTION 1. BE IT ENACTED by the 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, that Section 27-441 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted with the following amendments: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) 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.	X	P	X	X	X	X	X	X	X
(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 a Detailed Site Plan approved by the District Council.	SE	SE	SE	SE	SE	SE ⁹⁴	P	SE	SE
(D) <u>An adaptive reuse of an existing building containing no more than 10,000 square feet of gross floor area, situated on a lot or parcel with land are not exceeding 1 acre used by an eleemosynary or philanthropic institution providing temporary emergency shelter, family, and/or social services for survivors of domestic violence and their families, in accordance with Section 27-445.16 of this Subtitle.</u>	X	X	X	X	P	X	X	X	X
(E) All others	SE	SE ¹⁰⁰	SE	SE ¹⁰⁰	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) 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.	X	X	X	X	X	X	X	X
(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 a Detailed Site Plan approved by the District Council.	SE	SE	SE	SE	SE	SE	SE	SE
(D) <u>An adaptive reuse of an existing building containing no more than 10,000 square feet of gross floor area, situated on a lot or parcel with land are not exceeding 1 acre used by an eleemosynary or philanthropic institution providing temporary emergency shelter, family, and/or social services for survivors of domestic violence and their families, in accordance with Section 27-445.16 of this Subtitle.</u>	X	X	X	X	X	X	X	X
(E) All others	SE	SE	SE	SE	SE	SE	SE	SE
* * * * *	*	*	*	*	*	*	*	*

1 SECTION 2. BE IT FURTHER ENACTED that Section 27-445.16 of the Zoning
2 Ordinance of Prince George’s County, Maryland, be and the same is hereby added:

3 **PART 5. RESIDENTIAL ZONES.**

4 **DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.**

5 * * * * *

6 **Sec. 27-445.16. Eleemosynary or philanthropic institutions for survivors of domestic**
7 **violence.**

8 (a) Legislative Findings. The Council finds that incidents reporting violent crimes related
9 to domestic violence continue to increase and pose a substantial threat to the public health, safety,
10 and welfare. The Council further finds that, in order further an important governmental interest to
11 protect the well-being of the citizens and residents of the County, it is necessary to incentivize
12 development for certain eleemosynary or philanthropic institutions specifically tailored to provide,
13 discreetly and confidentially, a spectrum of services appropriate to address the specific needs of
14 survivors of domestic violence.

15 (b) Notwithstanding any requirement set forth in this Subtitle, an adaptive reuse of an
16 existing building containing no more than 10,000 square feet of gross floor area situated on a lot
17 or parcel with land area not exceeding 1 acre used by an eleemosynary or philanthropic institution
18 providing temporary emergency shelter, family, and/or social services for survivors of domestic
19 violence and their families, shall be a permitted use in the R-R (Rural Residential) Zone.

1 SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect on the
2 date of its adoption.

Adopted this 5th day of July, 2016.

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: _____
Derrick L. Davis
Chairman

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.