

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2021 Legislative Session**

Bill No. CB-080-2021

Chapter No. 46

Proposed and Presented by Council Member Harrison

Introduced by Council Members Harrison, Hawkins and Davis

Co-Sponsors _____

Date of Introduction October 12, 2021

ZONING BILL

1 AN ORDINANCE concerning

2 R-80 Zone

3 For the purpose of permitting nursing or care homes in the R-80 Zone under certain
4 circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-441,

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 (2019 Edition; 2020 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 Section 27-441 of the Zoning Ordinance of
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
16 be and the same are hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 5. RESIDENTIAL ZONES.**

19 **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
(3) INSTITUTIONAL/EDUCATIONAL:									
* * * * *	*	*	*	*	*	*	*	*	*
Nursing or care home (may include a private spa)	X	SE	SE	SE	SE	SE ^{93,143}	SE	SE	SE
* * * * *	*	*	*	*	*	*	*	*	*

143 Notwithstanding any other provision of this Subtitle, a nursing or care home is permitted use without the requirement for a Special Exception, and any previously approved Special Exception shall not be of any force or effect for a nursing or care home, provided:

- i. the use was initially developed as part of a prior Special Exception for a medical/residential campus; and
- ii. with the exception of providing fencing (which may include a gate) and landscaping pursuant to the requirements of the Landscape Manual, any exterior alterations or changes to an existing nursing or care home shall be subject to Detailed Site Plan approval pursuant to Part 3 Division 9 of this Subtitle.

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

Adopted this 16th day of November, 2021.

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: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
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.

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