

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

**1996 Legislative Session**

Bill No. \_\_\_\_\_ CB-72-1996

Chapter No. \_\_\_\_\_ 55

Proposed and Presented by \_\_\_\_\_ Council Members Russell and Scott

Introduced by \_\_\_\_\_ Council Members Russell and Scott

Co-Sponsors

Date of Introduction \_\_\_\_\_ October 1, 1996

**ZONING BILL**

AN ORDINANCE concerning

Assisted Living Facilities

For the purpose of defining Assisted Living Facility, and permitting Assisted Living Facilities in the C-M Zone under certain conditions.

BY repealing and reenacting with amendments:

Sections 27-107.01, 27-461(b)(2), and 27-568(a),

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

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1995 Edition).

BY adding:

Section 27-464.04,

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

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1995 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 Sections 27-107.01, 27-461(b)(2), and 27-568(a) 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 2. GENERAL.**

**DIVISION 1. DEFINITIONS.**

**Sec. 27-107.01. Definitions.**

\* \* \* \* \*

(20.1) Assisted Living Facility: A residential facility with living and sleeping facilities for more than twenty (20) elderly or physically handicapped residents, within which sheltered care services are provided, which may include, but need not be limited to, meal preparation, laundry services, housekeeping, personal observation and direction in the activities of daily living, transportation for routine social and medical appointments, and the availability of a responsible adult for companionship or nonclinical counseling. The term shall not include an "Adult Day Care Center," "Congregate Living Facility," "Hospital," "Nursing or Care Home," "Family," or "Group Residential Facility," as defined elsewhere in this Subtitle. An Assisted Living Facility shall comply with any licensing and other regulatory requirements.

**PART 6. COMMERCIAL ZONES.**

**DIVISION 3. USES PERMITTED.**

**Sec. 27-461. Uses permitted.**

## (b) TABLE OF USES I

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
(2) INSTITUTIONAL/EDUCATIONAL						
* * *	*	*	*	*	*	*
<u>Assisted Living Facility, subject to the requirements of Section 27-464.04</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
* * *	*	*	*	*	*	*

**PART 11. OFF-STREET PARKING AND LOADING.**

**DIVISION 2. PARKING FACILITIES.**

**Subdivision 3. Minimum Requirements.**

**Sec. 27-568. Schedule (number) of spaces required, generally.**

(a) In all zones (except the M-X-T Zone), the minimum number of required off-street parking spaces for each type of use shall be as listed in the following schedule. In the schedule,

each "employee" means each employee on the largest shift.

<i>TYPE OF USE</i>			<i>NUMBER OF SPACES</i>	<i>UNIT OF MEASUREMENT</i>
*	*	*	*	*
<b>(3) INSTITUTIONAL/EDUCATIONAL:</b>				
<b>Adult day care center</b>			<b>1.0</b>	<b>3 occupants (including operators)</b>
<b><u>Assisted Living Facility</u></b>			<b><u>1.0</u></b>	<b><u>3 residents</u></b>
*	*	*	*	*

SECTION 2. BE IT FURTHER 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 27-464.04 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 added:

**SUBTITLE 27. ZONING.**

**PART 6. COMMERCIAL ZONES.**

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

**Sec. 27-464.04. Assisted living facilities.**

(a) An assisted living facility permitted (P) in the Table of Uses shall be subject to the following:

(1) Guidelines for development.

(A) The following guidelines shall be considered:

(i) If more than one (1) building is proposed, residential units should be clustered together in small to medium size groups to give a more residential character to the site.

(ii) The entry to the assisted housing site should provide easy recognition of the facility and a safe and unambiguous vehicular route to the building entry and passenger drop-off area.

(iii) The radius and width of the entry drive should allow cars and vans to maneuver easily.

(iv) The drop-off area should be close and convenient to the building entry, but should be spacious enough to accommodate wheelchairs, open car doors and passing cars.

(v) A canopy or cover offering protection from the weather should normally be provided over the building entry and passenger drop-off area.

(2) Requirements.

(A) A recreational facilities plan shall be submitted demonstrating that sufficient recreational facilities or opportunities are provided to serve the prospective resident

population. Facilities may be provided on site or within adjoining development. In any case, but particularly if on adjoining property, there shall be a staging plan for the facilities constructed. Recreational areas should be clustered together to increase levels of activity, use of amenities, and the sense of vitality of the community.

(B) The facility shall not be more than four (4) stories.

(C) The facility shall be located on a minimum of three and one-half (3.5) acres of land.

(D) The subject property shall be adjoining residentially zoned land.

(E) A Detailed Site Plan shall be approved for the facility in accordance with Part 3, Division 9 of this Subtitle.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this 29th day of October, 1996.

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:

Stephen J. Del Giudice  
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.