

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
1999 Legislative Session

Bill No. _____ CB-3-1999
 Chapter No. _____
 Proposed and Presented by _____ Council Member Hendershot
 Introduced by _____
 Co-Sponsors _____
 Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Requirements for Special Exceptions

3 For the purpose of amending the requirements for various special exception uses.

4 BY repealing and reenacting with amendments:

5 Sections 27-330, 27-343.01, 27-358, 27-362, 27-371.01,

6 27-400, and 27-411,

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 27-330, 27-343.01, 27-358, 27-362,
 15 27-371.01, 27-400, and 27-411 of the Zoning Ordinance of Prince George's County, Maryland,
 16 being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed
 17 and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 4. SPECIAL EXCEPTIONS.**

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

Sec. 27-330. Accessory building, increase in height.

(a) In the O-S, R-A, R-E, R-R, R-80, R-55, R-35, and R-20 Zones, the height of an accessory building may be increased to provide living quarters on the second story for household help employed on the premises, subject to the following:

(1) The additional height and purpose for which it is to be used are reasonably necessary for the convenience of the family occupying the main building; and

(2) The increase is to not more than two (2) stories but not more than twenty-five (25) feet.

(b) In the O-S, R-A, R-E, and R-R Zones, the height of accessory building used for bona fide agricultural purposes may be increased to forty (40) feet.

(c) In the R-18 and R-10 Zones, the height of an accessory building located within a multifamily project and used as an office in connection with the multifamily project may be increased, provided that:

(1) The additional height is [necessary] needed;

(2) The additional height is solely used in connection with the multifamily project;

and

(3) The increase is to not more than two (2) stories but not more than twenty-five (25) feet.

Sec. 27-343.01. Community piers and noncommercial boat docking and storage.

(a) Community piers and noncommercial boat docking and storage facilities may be permitted, subject to the following:

* * * * *

(5) Disturbance to the Buffer shall be the minimum [necessary] needed to provide a single point of access to the facilities;

* * * * *

Sec. 27-358. Gas station.

* * * * *

(d) The District Council shall find that the proposed use:

(1) Is [necessary] needed [to] by the public in the surrounding area; and

(2) Will not unduly restrict the availability of land, or upset the balance of land use, in the area for other trades and commercial uses.

* * * * *

Sec. 27-362. Health campus.

* * * * *

(3) **Uses.**

(A) Only those uses which appear on an approved site plan shall be permitted on the health campus. The District Council may only approve those uses which provide a harmonious, balanced mix of medical, residential, and limited commercial uses, and which are [necessary] needed to meet the needs of the campus. Every health campus shall contain a general acute care hospital developed as the core of the campus. Other uses may include, (but need not be limited to) the following:

* * * * *

Sec. 27-371.01. Marinas and marina expansions.

(a) New marinas may be permitted, subject to the following:

* * * * *

(22) Dredged spoil will not be placed within the Buffer or elsewhere in that portion of the Chesapeake Bay Critical Area Overlay Zones which has been designated as a Habitat Protection Area, except as [necessary] needed for:

(A) Backfill for permitted shore erosion protection measures;

(B) Use in approved vegetated shore erosion projects;

(C) Placement on previously approved channel maintenance spoil disposal areas;

and

(D) Beach nourishment; and

* * * * *

Sec. 27-400. Recreational campground.

(a) A recreational campground may be permitted, subject to the following:

* * * * *

(7) Campsites shall not be located on slopes which exceed fifteen percent (15%). Existing vegetation shall be cleared only when [necessary] needed for campground facilities and only in accordance with the approved site plan; and

* * * * *

Sec. 27-411. Swimming pools; community.

(a) A community swimming pool may be permitted, subject to the following:

* * * * *

(2) The use of any public address or other loudspeaker system shall be restricted to that [necessary] needed for safety purposes, and shall not be used for the playing [of] or music of other entertainment.

* * * * *

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

Adopted this _____ day of _____, 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.