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**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**SITTING AS THE DISTRICT COUNCIL**

Legislative Session

1992

Bill No. \_\_\_\_\_ CB-44-

1992

Chapter No.

20

Proposed and Presented by \_\_\_\_\_ Council Member

Mills

Introduced by Council Members Mills, Castaldi,

Bell,

Pemberton, Fletcher, Casula and Del

Giudice

Co-Sponsors

Date of Introduction \_\_\_\_\_ April 28,

1992

**ZONING BILL**

AN ORDINANCE concerning

Apartment Housing for Elderly or Physically Handicapped  
Families

FOR the purpose of permitting housing for elderly or physically  
handicapped families by Special Exception in the R-80 Zone.

BY repealing and reenacting with amendments:

Sections 27-337(b), and  
27-441(b) (6),

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

SUBTITLE 27. ZONING.

The Prince George's County Code  
(1991 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 27-337(b) and 27-441(b) (6) 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments: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 4. SPECIAL EXCEPTIONS.**

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

**Sec. 27-337. Apartment housing for elderly or physically handicapped families.**

(b) Apartment housing and related facilities for elderly or physically handicapped families may be permitted within a building other than a surplus public school building, subject to the following:

\* \* \* \* \*  
\*

(4) In the R-R, R-80, and R-55 Zones, the following shall apply:

(A) The requirement of paragraphs (1), (2), (3), and (4) of Subsection (a), above, shall be met;

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

(i) Will serve the needs of the retirement-aged community or physically handicapped families; and

(ii) Will not adversely affect the character of the surrounding residential community. The District Council shall consider the lot size, height of the building, lot coverage of all buildings on the property, setbacks from surrounding properties, street frontage, and sufficiency of green area when determining the proposed development's effect on surrounding residential communities.

**PART 5. RESIDENTIAL ZONES.**

**DIVISION 3. USES PERMITTED.**

**Sec. 27-441. Uses permitted.**



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USE	ZONE							
	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H	
(6) RESIDENTIAL/LODGING:								
*	*	*	*	*	*	*	*	*
*	*	*	*	*				*
Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in Multifamily Zones)			X	X	SE	SE	X	SE SE
*	*	*	*	*	*	*	*	*
*	*	*	*	*				*

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SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on June 30, 1992.

Adopted this 26th day of May, 1992.

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:

Richard J. Castaldi  
Chairman

ATTEST:

Joyce T. Sweeney  
Acting 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.