

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND****SITTING AS THE DISTRICT COUNCIL****2003 Legislative Session**

Bill No. \_\_\_\_\_ CB-85-2003

Chapter No. \_\_\_\_\_ 69

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

Introduced by \_\_\_\_\_ Council Member Hendershot

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_ October 28, 2003

**ZONING BILL**

1 AN ORDINANCE concerning

2 C-O Zone

3 For the purpose of defining and permitting a multifamily retirement community in the C-O Zone  
4 under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Sections 27-107.01 and 27-461(b),

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 (1999 Edition, 2002 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 27-107.01 and 27-461(b) of the  
15 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince  
16 George's County Code, be and the same is hereby repealed and reenacted with the following  
17 amendments:18 **SUBTITLE 27. ZONING.**19 **PART 2. GENERAL.**20 **DIVISION 1. DEFINITIONS.**

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

\* \* \* \* \*

(159) **Multifamily Project:** Two (2) or more "Multifamily Dwellings" originally planned and developed under a uniform scheme of development, and served by common and immediate off-street parking and loading facilities.

(159.1) Multifamily Retirement Community: A residential community for retirement aged persons developed under a uniform scheme of development, and which includes, either upon the same parcel or an adjacent parcel, medical offices, an assisted living facility, adult day care center, and/or other facilities designed for senior citizens.

\* \* \* \* \*

**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
* * * * *	*	*	*	*	*	*
<b>(6) Residential/Lodging:</b>						
* * * * *	*	*	*	*	*	*
Hotel or motel:						
(A) Hotel or motel in general	P <sup>22</sup>	X	P	SE	P	P
(B) Including any use allowed in the C-S-C Zone (but not generally allowed in the C-M Zone, excluding those permitted by Special Exception), when located within a hotel, provided the uses shall not be located above the ground floor; not more than fifteen (15) percent of the gross floor area of the building shall be devoted to the uses; and not more than 3,000 square feet shall be allotted to any one use (CB-105-1985; CB-58-1990)	X	X	X	X	PA	X
<u>Multifamily retirement community</u>	P <sup>45</sup>	X	X	X	X	X
Planned retirement community (CB-22-2002)	P <sup>41</sup>	X	X	X	X	X
* * * * *	*	*	*	*	*	*

<sup>45</sup> Provided:

(A) The community is located on a minimum of 5 acres and a maximum of 11 acres;

(B) The property is located within a Center or a Corridor designated by the General Plan;

(C) The property upon which the community is located shall be located adjacent to property, also zoned C-O, which includes medical offices, an assisted living facility, adult day care center, and/or other facility designed for senior citizens, but in no event shall the use be deemed nonconforming if the adjacent C-O property is no longer occupied by one of the aforementioned uses;

(D) Each multifamily building shall consist of at least 3 stories, and shall be served by an elevator;

(E) The community shall include a clubhouse consisting of at least 5,000 square feet;

(F) At least one resident of each household shall be at least 55 years old and no permanent resident of the retirement community shall be under 18 years old;

(G) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9 of this Subtitle;

(H) Covenants setting forth the minimum age of the residents shall be submitted with the Detailed Site Plan application. The covenants shall run to the benefit of the Maryland-National Capital Park and Planning Commission; and

(I) Development of the community is subject to the regulations of the R-18C Zone for multifamily dwellings.

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

Adopted this 25th day of November, 2003.

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: \_\_\_\_\_  
Peter A. Shapiro  
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.