

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

Bill No. _____ CB-48-1999
 Chapter No. _____
 Proposed and Presented by _____ Council Member Maloney
 Introduced by _____
 Co-Sponsors _____
 Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Apartment Housing for Elderly or Physically Handicapped Families, Elderly Housing (One-
 3 Family Attached Dwellings), Medical/Residential Campus, and Planned Retirement Community
 4 For the purpose of amending certain regulations for these uses.

5 BY repealing and reenacting with amendments:

6 Sections 27-337(a), 27-352.01(a), 27-374(a) and 27-395(a),
 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 27-337(a), 27-352.01(a), 27-374(a)
 15 and 27-395(a) of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle
 16 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with
 17 the following amendments:
 18
 19
 20

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.

a) Apartment housing and related facilities for elderly or physically handicapped families may be permitted within and on the property associated with an existing building, which was formerly used for a public school that has been declared surplus by the government entity which owns (owned) it (known as a surplus public school building), subject to the following:

* * * * *

[(4) The height, lot coverage, density, frontage, yard, and green area requirements, including restrictions on the location and height of accessory buildings, as specified for the zone in which the use is proposed, shall not apply to uses or structures provided for in this section. The dimensions, percentages, and density shown on the approved site plan shall constitute the regulations for development under a given Special Exception.]

* * * * *

Sec. 27-352.01. Elderly housing (one-family attached dwellings).

(a) Attached one-family dwellings for the elderly (and related facilities) may be permitted, subject to the following:

* * * * *

[(5) Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, and any other requirements of the specific zone in which the use is proposed (excluding density, which shall be governed by Section 27-352.01(a)(2)) shall not apply to uses and structures provided for in this Section. The dimensions and percentages shown on the approved site plan shall constitute the regulations for a given Special Exception;]

* * * * *

Sec. 27-374. Medical/residential campus.

(a) A medical/residential campus for retirement-aged persons may be permitted, subject to the following:

* * * * *

1 (2) **Specific requirements.**

2 * * * * * * * *

3 [(F) Regulations concerning the height of structure, lot size and coverage,
4 frontage, setbacks, density, and other requirements of the specific zone in which such campus is
5 to be located, shall not apply to uses and structures provided for in this section. The dimensions
6 and percentages shown on the approved site plan shall constitute the regulations for development
7 under a given Special Exception; and]

8 * * * * * * * *

9 **Sec. 27-395. Planned retirement community.**

10 (a) A planned retirement community may be permitted, subject to the following criteria:

11 * * * * * * * *

12 (3) **Regulations.**

13 [(A) Regulations restricting the height of structures, lot size and coverage,
14 frontage, setbacks, density, and other requirements of the specific zone in which the use is
15 proposed shall not apply to uses and structures provided for in this section. The dimensions and
16 percentages shown on the approved site plan shall constitute the regulations for a given Special
17 Exception.]

18 * * * * * * * *

19 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
20 (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.