

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**1998 Legislative Session**

Bill No. \_\_\_\_\_ CB-8-1998  
 Chapter No. \_\_\_\_\_ 3  
 Proposed and Presented by \_\_\_\_\_ Council Member Hendershot  
 Introduced by \_\_\_\_\_ Council Members Hendershot and Del Giudice  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction \_\_\_\_\_ February 24, 1998

**ZONING BILL**

1 AN ORDINANCE concerning

2 Eleemosynary or Philanthropic Institutions

3 For the purpose of allowing eleemosynary or philanthropic institutions in the R-55 and C-S-C  
 4 Zones under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Sections 27-441(b) 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 (1995 Edition, 1996 Supplement, as amended by CB-28-1997,

12 CB-44-1997, CB-78-1997, CB-83-1997, and CB-102-1997).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
 14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
 15 District in Prince George's County, Maryland, that Sections 27-441(b) and 27-461(c) of the  
 16 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince  
 17 George's County Code, be and the same are hereby repealed and reenacted with the following  
 18 amendments:

19 SUBTITLE 27. ZONING.

20 PART 5. RESIDENTIAL ZONES.

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2  
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**DIVISION 3. USES PERMITTED.**

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

(b) TABLE OF USES

<i>USE</i>	<i>R-O-S</i>	<i>O-S</i>	<i>R-A</i>	<i>R-E</i>	<i>ZONE R-R</i>	<i>R-80</i>	<i>R-55</i>	<i>R-35</i>	<i>R-20</i>
<i>* * *</i>		<i>*</i>		<i>*</i>		<i>*</i>		<i>*</i>	<i>*</i>
(2) INSTITUTIONAL/EDUCATIONAL:									
<i>* * *</i>		<i>*</i>		<i>*</i>		<i>*</i>		<i>*</i>	<i>*</i>
Day care center for children:									
(A) Accessory to a publicly-owned recreational facility, a school, a surplus school building, improved property (other than a school) that is under the control of the Board of Education, a church, a public building, or a community building, in accordance with Section 27-445.03 <sup>34</sup>	P	P	P	P	P	P	P	P	P
(B) Accessory to a multifamily dwelling or project when located within a community room for the sole use of the residents or employees, in accordance with Section 27-445.03	X	X	X	X	X	X	X	X	X
(C) All others	SE	SE	SE	SE	SE	SE	SE	SE	SE
Eleemosynary or philanthropic institution:									
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound.	SE	SE	SE	SE	P	SE	SE	SE	SE
[(B) All others	SE	SE	SE	SE	SE	SE	SE	SE	SE]
(B) <u>A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services. For a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council.</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>P</u>	<u>SE</u>	<u>SE</u>
(C) <u>All others</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>

<i>USE</i>	<i>R-T</i>	<i>R-30</i>	<i>R-30C</i>	<i>ZONE</i> <i>R-18</i>	<i>R-18C</i>	<i>R-10A</i>	<i>R-10</i>	<i>R-H</i>	
* * *		*		*		*		*	*
<b>(2) INSTITUTIONAL/EDUCATIONAL:</b>									
<b>Day care center for children:</b>									
(A) Accessory to a publicly-owned recreational facility, a school, a surplus school building, improved property (other than a school) that is under the control of the Board of Education, a church, a public building, or a community building, in accordance with Section 27-445.03 <sup>34</sup>	P	P	P	P	P	P	P	P	
<b>Eleemosynary or philanthropic institution:</b>									
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound	SE	SE	SE	SE	P	SE	SE	SE	SE
[(B) All others	SE	SE	SE	SE	SE	SE	SE	SE	SE]
(B) <u>A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services.</u> <u>For a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council.</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>
(C) <u>All others</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>
* * *		*		*		*		*	*

## 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:						
Adult day care center	SE	SE	SE	X	P	SE
Assisted living facility, subject to the requirements of Section 27-464.04	X	X	X	X	P	X
Church or similar place of worship, convent, or monastery	P	P	P	P	P	X
Day care center for children:						
(A) In accordance with Section 27-464.02 <sup>12</sup>	P	P	P	P	P	P
(B) All others	SE	SE	SE	SE	SE	SE
<u>Eleemosynary or philanthropic institution:</u>						
(A) <u>A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services. Any change in occupant or use shall require Detailed Site Plan approval by the District Council</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
(B) <u>All others</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Hospital (may include a private spa)	SE	X	SE	X	P	X
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	P	X	X	X	X	X
Nursing or care home (may include a private spa)	SE	X	SE	X	P	SE
* * *	*		*	*	*	*

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

Adopted this 17th day of March, 1998.

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: \_\_\_\_\_  
Ronald V. Russell  
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.