

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2016 Legislative Session**

Bill No. CB-30-2016

Chapter No. 24

Proposed and Presented by Council Member Taveras

Introduced by Council Members Taveras and Harrison

Co-Sponsors _____

Date of Introduction June 14, 2016

ZONING BILL

1 AN ORDINANCE concerning

2 R-55 (One-Family Detached Residential) Zone – Mental Health and Behavioral Services

3 Program to operate within an existing Private School

4 For the purpose of permitting the use Mental Health and Behavioral Services Program to operate
5 within an existing private school in the R-55 (One-Family Detached Residential) Zone, under
6 certain circumstances.

7 BY repealing and reenacting with amendments:

8 Sections 27-441 and 27-568,

9 The Zoning Ordinance of Prince George's County, Maryland,

10 being also

11 SUBTITLE 27. ZONING.

12 The Prince George's County Code

13 (2015 Edition).

14 By adding:

15 Section 27-445.16,

16 The Zoning Ordinance of Prince George's County, Maryland,

17 being also

18 SUBTITLE 27. ZONING.

19 The Prince George's County Code

20 (2015 Edition).

1 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
2 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
3 District in Prince George's County, Maryland, that Sections 27-441 and 27-568 of the Zoning
4 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
5 County Code, be and the same are hereby repealed and reenacted with the following
6 amendments:

SUBTITLE 27. ZONING.
PART 5. RESIDENTIAL ZONES.
DIVISION 3. USES PERMITTED.

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE									
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20	
* * * * *	*	*	*	*	*	*	*	*	*	
(2) INSTITUTIONAL/EDUCATIONAL:										
<u>Mental health and behavioral services program to operate within an existing private school in accordance with Section 27-445.16</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	P	<u>X</u>	<u>X</u>	
* * * * *	*	*	*	*	*	*	*	*	*	

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *	*	*	*	*	*	*	*	*
(2) INSTITUTIONAL/EDUCATIONAL:								
<u>Mental health and behavioral services program to operate within an existing private school in accordance with Section 27-445.16</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*

SUBTITLE 27. ZONING.

PART 11. OFF-STREET PARKING AND LOADING.

DIVISION 2. PARKING FACILITIES.

SUBDIVISION 3. MINIMUM REQUIREMENTS.

Sec. 27-568. Schedule (number) of spaces required, generally.

(a) In all zones (except the M-X-T Zone), the minimum number of required off-street parking spaces for each type of use shall be as listed in the following schedule. In the schedule, each "employee" means each employee on the largest shift.

TYPE OF USE	NUMBER OF SPACES	UNITS OF MEASUREMENT
* * * * *	* *	* *
(3) INSTITUTIONAL/EDUCATIONAL:		
* * * * *	* *	* *
<u>Mental Health and Behavioral Services Program based on the total number of children</u>	<u>1.0</u>	<u>8 children</u>
Nursing home:	1.0	3 beds
* * * * *	* *	* *

SECTION 2. BE IT FURTHER ENACTED that Section 27-445.16 of the Zoning Ordinance be and the same is hereby added:

SUBTITLE 27. ZONING.

PART 5. RESIDENTIAL ZONES.

DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.

Sec. 27-445.16. Mental Health and Behavioral Services Program to operate within an existing private school

(a) A Mental Health and Behavioral Services Program to operate within an existing private school permitted (P) in the Table of Uses shall be subject to the following requirements:

(1) The program shall be operated by a 501 (c) (3) charitable organization and may include child developmental services, therapeutic educational programs and school readiness programs.

(2) Site Plan,

(A) A Detailed Site Plan for a private school may be modified pursuant to Section 27-289 (c) (Limited minor amendment, Planning Director) to include the Mental Health and Behavioral Services Program use and shall include the total number of students and hours of

1 operation. The notice shall be posted in accordance with the requirements of Section 27-125.03 (b).
2 SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of its
3 adoption.

Adopted this 19th day of July , 2016.

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: _____
Derrick Leon Davis
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.