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

**SITTING AS THE DISTRICT COUNCIL**

Legislative Session \_\_\_\_\_ 1991 \_\_\_\_\_

Bill No. \_\_\_\_\_ CB-52-1991 \_\_\_\_\_

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

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

Introduced by \_\_\_\_\_

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

Date of Introduction \_\_\_\_\_

**ZONING BILL**

AN ORDINANCE concerning

Rural Retirement Center

FOR the purpose of defining and adding Special Exception provisions for rural retirement centers.

BY repealing and reenacting with amendments:

Sections 27-107.1, and  
27-441(b),

BY adding:

Section 27-404.1,

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

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1987 Edition, 1989 Supplement).

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 27-107.1 and 27-441(b) 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments: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 2. GENERAL.**

**DIVISION 1. DEFINITIONS.**

**Sec. 27-107.1. Definitions.**

(a) Terms in the Zoning Ordinance are defined as follows:

\* \* \* \* \*

(204.1) Rural Retirement Center: A residential facility for not more than seventy (70) retirement aged residents, as defined in Section 27-404.1, located in a rural setting and designed to maintain the rural atmosphere of that setting, within which are provided, but not necessarily limited to, living and sleeping facilities, a common dining facility, a common activity area, and laundry facilities. Walking trails, a nurses station, transportation for routine social and medical appointments, the availability of responsible adults for companionship or non-clinical counseling, and other similar services may be provided. The term "Rural Retirement Center" shall not include an "Adult Day Care Center", "Congregate Living Facility", "Hospital", "Nursing or Care Home", "Family", "Group Residential Facility", or Planned Retirement Community, as defined elsewhere in this Subtitle.

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**PART 5. RESIDENTIAL ZONES.**

**DIVISION 3. USES PERMITTED.**

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



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SECTION 2. BE IT FURTHER ENACTED that Section 27-404.1 be and  
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he same is hereby added to the Zoning Ordinance of Prince George's County, Maryland, being  
also Subtitle 27 of the Prince George's County Code, as follows:

**SUBTITLE 27. ZONING.**

**PART 4. SPECIAL EXCEPTIONS.**

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

**Sec. 27-404.1. Rural Retirement Center.**

(a) A rural retirement center may be permitted, subject to the following:

(1) The facility shall be located on a parcel or lot having a gross area of at least twelve (12) acres;

(2) At least thirty percent (30%) of the net lot area shall be maintained as green area;

(3) The facility shall not exceed seven (7) dwelling units per gross acre;

(4) The subject property shall be located not more than one-half (1/2) mile from an existing medical facility, which facility must offer general medical services to the public;

(5) Each one (1) bedroom unit shall have a minimum gross floor area of six

hundred (600) square feet; and each two (2) bedroom unit shall have a minimum gross floor area of nine hundred (900) square feet;

(6) There shall be a demonstrated need for the facility within the defined market area of the subject property;

(7) The facility shall provide:

(A) living and sleeping facilities,

(B) a common dining facility,

(C) a common activity area, and

(D) laundry facilities.

(8) The facility may also provide:

(A) walking trails,

(B) a nurses station,

(C) transportation for routine social and medical appointments,

(D) non-clinical counseling, and

(E) other similar services.

(b) The District Council shall find:

(1) That the proposed facility creates a rural atmosphere;

(2) That the proposed facility will maintain a rural setting; and

(3) That the facility has direct access onto a road of collector or higher

status.

(c) For the purposes of this Section and Section 107.1(a) (204.1), the term "retirement aged resident" shall mean a family in which at least one (1) member of the family is at least fifty-five (55) years of age.

(d) Regulations concerning the height of structures, lot size and coverage, frontage, setbacks, density, and other requirements of the specific zone in which a rural retirement center is to be located, shall not apply to uses and structures provided for in this Section. The dimensions and percentage shown on the approved site plan shall constitute the regulations for development under a given special exception.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect thirty (30) calendar days from the date of its adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

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:

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Maurene W. Epps  
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.