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COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session _____ 1990 _____

Bill No. _____ CB-112-1990 _____

Chapter No. _____

Proposed and Presented by _____ Council Member Wineland _____

Introduced by _____ Council Member Wineland _____

Co-Sponsors _____

Date of Introduction _____ October 16, 1990 _____

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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments: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 retirement aged residents, 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, walking trails, a nurses station, and laundry facilities. 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.

(b) TABLE OF USES

USE		ZONE											
		O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20	R-T	R-30	R-30C	R-
18	R-18C	R-10A		R-10		R-H							
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	*	*	*	*		*							

(6) RESIDENTIAL/LODGING:

[illegible]

//LAND//

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 five (5) acres;

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

(3) 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;

(4) 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;

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

(6) At least one (1) resident of each household shall be at least sixty-two (62) years of age, or at least fifty-five (55) years of age, provided that the housing satisfies the requirements of Title 24, Code of Federal Regulations, Section 100:304; and

(7) The facility shall consist of no more than sixty (60) dwelling units.

(b) 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 percentages shown on the approved site plan shall constitute the regulations for development under a given Special Exception.

(c) The District Council shall find that the proposed use will not adversely affect the character of the surrounding residential community.

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 _____, 1990.

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: _____
Jo Ann T. Bell
Chairman

ATTEST:

Jean M. Schmuhl, CMC
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.