

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session _____ 1991 _____

Bill No. _____ CB-91-1991 _____

Chapter No. _____ 68 _____

Proposed and Presented by Council Member Pemberton

Introduced by Council Members Pemberton, Bell, Fletcher,
Casula and Del Giudice

Co-Sponsors _____

Date of Introduction November 5, 1991

ZONING BILL

AN ORDINANCE concerning

Apartment Housing for Elderly or Physically Handicapped Families.
FOR the purpose of amending the Special Exception requirements for
apartment housing for elderly or physically handicapped families,
and permitting this use by Special Exception in the R-R Zone.

BY repealing and reenacting with amendments:

Sections 27-337(b) (4), and
27-441(b) (6),

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

SUBTITLE 27. ZONING.

The Prince George's County Code
(1987 Edition, 1990 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 27-337(b)(4) and 27-441(b)(6) 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments: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 4. SPECIAL EXCEPTIONS.

DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL EXCEPTIONS.

Sec. 27-337. Apartment housing for elderly or physically handicapped families.

(b) Apartment housing and related facilities for elderly or physically handicapped families may be permitted within a building other than a surplus public school building, subject to the following:

(4) In the R-R and R-55 Zones, the following shall apply:

(A) The requirements of paragraphs (1), (2), (3), and (4) of Subsection (a), above, shall be met;

(B) [The application shall be approved and building permits shall be issued before January 1, 1986, and construction shall proceed (in a timely manner) to completion pursuant to the building permits;

(C) The subject property shall be located in a Priority 1 Area for housing assistance designated in the County's

(U.S. Department of Housing and Urban Development approved) Housing Assistance Plan. The area shall be determined to be eligible for the Urban Development Action Grant Program during the time period between the filing of, and final action on, the Special Exception; and

(D) The development must be approved for funding under the Section 202 Loan Program and the Section 8 Housing Assistance Payments Program of the U.S. Department of Housing and Urban Development prior to actual development of the subject property for the housing.]

The District Council shall find that the proposed use:

(i) Will serve the needs of the retirement-aged community or physically handicapped families; and

(ii) Will not adversely affect the character of the surrounding residential community. The District Council shall consider the lot size, height of the building, lot coverage of all buildings on the property, setbacks from surrounding properties, street frontage, and sufficiency of green area when determining the proposed development's effect on surrounding residential communities.

PART 5. RESIDENTIAL ZONES.

DIVISION 3. USES PERMITTED.

Sec. 27-441. Uses permitted.

//LAND//

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on December 31, 1991.

Adopted this 26th day of November, 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:

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.