

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2002 Legislative Session

Bill No. _____ CB-35-2002
 Chapter No. _____
 Proposed and Presented by _____ Council Member Scott
 Introduced by _____ Council Member Scott
 Co-Sponsors _____
 Date of Introduction _____ May 21, 2002

ZONING BILL

1 AN ORDINANCE concerning

2 C-O Zone and Assisted Living Facilities

3 For the purpose of permitting certain uses in the C-O Zone under certain circumstances,
 4 permitting assisted living facilities in the C-O Zone, and amending requirements for assisted
 5 living facilities.

6 BY repealing and reenacting with amendments:

7 Sections 27-461(b), and 27-464.04

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

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code
 12 (1999 Edition, 2001 Supplement).

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 27-461(b) and 27-464.04 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 17 George's County Code, be and the same is hereby repealed and reenacted with the following
 18 amendments:

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
* * * * *	*	*	*	*	*	*
(1) COMMERCIAL:						
* * * * *	*	*	*	*	*	*
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:						
* * * * *	*	*	*	*	*	*
<u>Gasoline pumps affiliated with an allowed use, provided that such use is located on one or more contiguous parcels of property, having a combined area of ten (10) or more acres and not exceeding twenty (20) acres, and provided that the parcel or parcels abut C-M zoned land, and further provided that the parcel or parcels are located at the intersection of two (2) or more existing streets shown on the Master Plan as arterial or higher classification roadways, subject to approval of a Detailed Site Plan in accordance with Part 3, Division 9 of the Subtitle. Approval of the site plan shall be contingent upon the design being residential in character with architectural compatibility among the uses and good pedestrian circulation. When approving a Detailed Site Plan for gasoline pumps, the Planning Board shall find that the proposed gasoline pumps are necessary to the public in the surrounding area.</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*
(2) INSTITUTIONAL/EDUCATIONAL:						

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
Adult day care center	SE	SE	SE	X	P	SE
Assisted living facility, subject to the requirements of Section 27-464.04 (CB-72-1996)	[X] <u>P</u>	X	X	X	P	X
* * * * *	*	*	*	*	*	*
(3) MISCELLANEOUS:						
* * * * *	*	*	*	*	*	*
<u>Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception) is permitted, provided that such use is located on one or more contiguous parcels of property, having a combined area of ten (10) or more acres and not exceeding twenty (20) acres, and provided that the parcel or parcels abut C-M zoned land, and further provided that the parcel or parcels are located at the intersection of two (2) or more existing streets shown on the Master Plan as arterial or higher classification roadways, subject to approval of a Detailed Site Plan in accordance with Part 3, Division 9 of this Subtitle. The design shall include residential architectural elements of a high quality; shall ensure architectural compatibility among the uses; and shall promote good pedestrian circulation.</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*

Section 27-464.04. Assisted living facilities.

(a) An assisted living facility permitted (P) in the Table of Uses shall be subject to the following:

(1) Guidelines for development.

(A) The following guidelines shall be considered:

(i) If more than one (1) building is proposed, residential units should be clustered together in small to medium size groups to give a more residential character to the site.

(ii) The entry to the assisted housing site should provide easy recognition of the facility and a safe and unambiguous vehicular route to the building entry and passenger drop-off area.

(iii) The radius and width of the entry drive should allow cars and vans to maneuver easily.

(iv) The drop-off area should be close and convenient to the building entry, but should be spacious enough to accommodate wheelchairs, open car doors, and passing cars.

(v) A canopy or cover offering protection from the weather should normally be provided over the building entry and passenger drop-off area.

(2) Requirements.

(A) A recreational facilities plan shall be submitted demonstrating that sufficient recreational facilities or opportunities are provided to serve the prospective resident population. Facilities may be provided on site or within adjoining development. In any case, but particularly if on adjoining property, there shall be a staging plan for the facilities constructed. Recreational areas should be clustered together to increase levels of activity, use of amenities, and the sense of vitality of the community.

(B) The facility shall not be more than [four (4)] five (5) stories.

(C) The facility shall be located on a minimum of [three and one-half (3.5)] one 1 acre[s] of land.

[(D) The subject property shall be adjoining residentially zoned land.]

[(E)D] A Detailed Site Plan shall be approved for the facility in accordance with Part 3, Division 9, of this Subtitle.

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the
2 date of its adoption.

Adopted this _____ day of _____, 2002.

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: _____
Peter A. Shapiro
Chair

ATTEST:

Redis C. Floyd
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.