

## **INTER-OFFICE MEMORANDUM PRINCE GEORGE'S COUNTY, MARYLAND**

TO: Jackie Brown, Director  
Planning, Housing, and Economic Development Committee

FROM: Maurene Epps McNeil, Chief Zoning Hearing Examiner

DATE: October 4, 2021

RE: CB-80-2021

The above referenced bill will allow a Nursing or Care home by right in the R-80 Zone if the uses was initially developed as part of a prior Special Exception for a medical/residential campus. Currently Nursing or Care homes are permitted by Special Exception and subject to the following additional requirements found in Section 27-364 (a)(4), (5) and (6) of the Zoning Ordinance:

**Sec. 27-364. Hospital; nursing or care home; eleemosynary or philanthropic institution.**

- (a) A hospital, eleemosynary or philanthropic institution, or nursing or care home may be permitted, subject to the following:
- (4) **Nursing or care home where not more than ten (10) persons are cared for:**
    - (A) Total area - 1/2 acre;
    - (B) Street frontage - 150 feet;
    - (C) Setback - 25 feet from all boundary lines of the Special Exception.
  - (5) **Nursing or care home in the C-O Zone where eleven (11) or more persons are cared for:**

- (A) Total area - 2 acres, or 300 square feet per person cared for, whichever is greater;
  - (B) Street frontage - 150 feet;
  - (C) Setback - 25 feet from all boundary lines of the Special Exception.
- (6) **Nursing or care home in all other zones where this use is permitted by Special Exception, where eleven (11) or more persons are cared for:**
- (A) Total area - 1/2 acre, plus 1,000 contiguous square feet for each person cared for above 10;
  - (B) Street frontage - 150 feet;
  - (C) Setback - 25 feet from all boundary lines of the Special Exception.

Since the existing language takes care to ensure that the use is relatively set back from adjoining properties, it would be in furtherance of the public health safety and welfare to require a similar minimum set back for the nursing or care homes affected by the bill. Accordingly, I would suggest that the sponsor include a requirement that the any expansion of the Nursing or Care Home be located at least 25 feet from all property boundary lines.