

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2021 Legislative Session

Bill No. CB-083-2021

Chapter No. 48

Proposed and Presented by Council Member Turner

Introduced by Council Members Turner, Davis, and Hawkins

Co-Sponsors _____

Date of Introduction October 12, 2021

ZONING BILL

1 AN ORDINANCE concerning

2 Apartment Housing for the Elderly

3 For the purpose of permitting Apartment Housing for the Elderly in the R-18 Zone, subject to
4 Detailed Site Plan but not Special Exception review under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-441(b),

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

8 being also

9 **SUBTITLE 27. ZONING.**

10 The Prince George's County Code

11 (2019 Edition; 2020 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
14 District in Prince George's County, Maryland, that Section 27-441(b) of the Zoning Ordinance of
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 5. RESIDENTIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

20

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(6) RESIDENTIAL/LODGING:								
* * * * *	*	*	*	*	*	*	*	*
Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in Multifamily Zones)	SE ⁶³	X	X	SE ^{81, 143}	SE	X	SE	SE
Apartment housing for elderly or handicapped families in a surplus public school building	SE	SE	SE	SE	SE	X	SE	SE
* * * * *	*	*	*	*	*	*	*	*

143 Permitted in the R-18 Zone without a Special Exception, provided:

- (A) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9;
- (B) The subject property is located within Transportation Service Area 1 as described in the 2014 General Plan;
- (C) A condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling as a separate unit;
- (D) The density shall not be greater than 10% higher than that normally allowed in the zone;
- (E) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application, which shall be approved with the Detailed Site Plan as and filed in the land records prior to certification of the Detailed Site Plan.

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
2 (45) calendar days after its adoption.

Adopted this 16th day of November, 2021.

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: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
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.

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