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

Bill No.	CB-106-2021
Chapter No.	58
Proposed and Presented by	Council Member Davis
Introduced by	Council Members Davis and Turner
Co-Sponsors	
Date of Introduction	October 12, 2021

ZONING BILL

1 AN ORDINANCE concerning

2 One-Family Attached Dwellings for the Elderly

3 For the purpose of permitting one-family attached dwellings for the elderly in the R-R Zone,

4 under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-352.01,

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 27-352.01 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16 be and the same is repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 4. SPECIAL EXCEPTIONS.**

19 **DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL**

20 **EXCEPTIONS.**

1 **Sec. 27-352.01. Elderly Housing, (One-Family Attached Dwellings).**

2   *   *   *   *   *   *   *   *   *

3 (b) Notwithstanding the provisions of subsection (a) of this Section, attached one-family

4 dwellings for the elderly (and related facilities) may be permitted in the R-R Zone, subject to the

5 following:

6   (1) The gross tract area shall be between nine (9) and twenty (20) acres;

7   (2) The property shall be located adjacent to a park owned by a public agency or land zoned

8 R-O-S and owned by a public agency or the United States of America;

9   (3) The property shall have at least one hundred fifty (150) feet of frontage on, and direct

10   vehicular access to, a roadway with a functional transportation classification of collector or

11   arterial;

12   (4) Density shall be limited to no more than eight (8) dwelling units to the acre;

13   (5) Regulations restricting the height of structures, lot size and coverage, frontage, setbacks,

14   density, and any other requirements of the specific zone in which the use is proposed shall

15   not apply to uses and structures provided for in this Section. The dimensions and

16   percentages shown on the approved site plan shall constitute the regulations for a given

17   Special Exception;

18   (6) Recreational facilities shall be required. The requirement may be satisfied with a

19   combination of on-site and off-site facilities. On-site facilities may be passive or active.

20   Off-site recreational facilities obligations may be satisfied through contributions to the

21   adjacent public-owned parkland, in coordination with the Prince George's County

22   Department of Parks and Recreation; and

23   (7) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in

24   covenants submitted with the application. The covenants shall run to the benefit of the

25   County, shall be approved by the District Council, and filed in the Land Records for Prince

26   George's County shall be approved by the District Council, and filed in the land records at

27   the time the final subdivision plat is recorded.

28   (8) The requirements of Section 27-352.01(a)(7) shall apply.

29   *   *   *   *   *   *   *   *   *

30   SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five

31 (45) calendar days after its adoption.

Adopted this <u>16</u>th day of <u>November</u>, 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:
<u>Underscoring</u> indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.

        *   *   *   *   *   *   *   *   *