

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session _____ 1991 _____

Bill No. _____ CB-77-1991 _____

Chapter No. _____ 58 _____

Proposed and Presented by _____ Council Member Wineland _____

Introduced by _____ Council Member Wineland _____

Co-Sponsors _____

Date of Introduction _____ September 17, 1991 _____

ZONING BILL

AN ORDINANCE concerning

Planned Retirement Community

FOR the purpose of amending the Special Exception provisions for
Planned Retirement Communities in the R-A Zone.

BY repealing and reenacting with amendments:

Section 27-395,

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 Section 27-395 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 4. SPECIAL EXCEPTIONS.

DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL EXCEPTIONS.

Sec. 27-395. Planned retirement community.

(a) A planned retirement community may be permitted, subject to the following criteria:

(1) Findings for approval

(A) The District Council shall find that:

(i) The proposed use will serve the needs of the retirement-aged community; [and]

(ii) The proposed use will not adversely affect the character of the surrounding residential community[.]; and

(iii) In the R-A Zone, there shall be a demonstrated need for the facility and an existing medical facility within the defined market area of the subject property.

* * * * *

(3) Regulations

(A) Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, and other requirements of the specific zone in which the use is proposed shall not apply to uses and structures provided for in this Section.

The dimensions and percentages shown on the approved site plan shall constitute the regulations for a given Special Exception.

(B) The subject property shall contain at least twelve (12) contiguous acres[, except in the R-A Zone the subject property shall contain at least fifty (50) contiguous acres]; [and]

(C) The average number of dwelling units per acre shall not be more than eight (8) for the gross tract area[.]; and

(D) In the R-A Zone, buildings shall not exceed three (3) stories.

(4) Uses

* * * * *

[(B) In the R-A Zone, dwelling units shall be limited to one-family dwellings (detached or attached); and]

[(C)] (B) Retail commercial uses, medical uses, health care facilities, and other uses which are related to the needs of the community may be permitted.

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

Adopted this 22nd day of October, 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.