

(5) THE PRIVATE GROUP HOME MEETS OR, ON COMPLETION, WILL MEET THE REQUIREMENTS THAT THE DIRECTOR ADOPTS UNDER THIS SUBTITLE; AND

(6) THE PRIVATE GROUP HOME MEETS OR, ON COMPLETION, WILL MEET ALL GENERAL ZONING REQUIREMENTS THAT APPLY TO THE SITE AND THAT RELATE TO:

(I) THE HEIGHT AND SIZE OF ANY BUILDINGS THAT ARE INVOLVED;

(II) THE LAND THAT MAY BE COVERED OR OCCUPIED;

(III) THE SIZE OF YARDS THAT REQUIRE OPEN SPACE;

(IV) THE DENSITY OF POPULATION; AND

(V) THE USE OF ANY LAND AND BUILDINGS.

(B) ZONING CLASSIFICATIONS.

(1) THIS SUBSECTION APPLIES ONLY TO A PRIVATE GROUP HOME THAT A NONPROFIT PERSON OPERATES.

(2) TO AVOID DISCRIMINATION IN HOUSING AND TO AFFORD A NATURAL, RESIDENTIAL SETTING, A PRIVATE GROUP HOME:

(I) IS DEEMED CONCLUSIVELY A SINGLE-FAMILY DWELLING;

(II) IS PERMITTED TO LOCATE IN ALL RESIDENTIAL ZONES; AND

(III) MAY NOT BE SUBJECT TO ANY SPECIAL EXCEPTION, CONDITIONAL USE PERMIT, OR PROCEDURE THAT DIFFERS FROM THAT REQUIRED FOR A SINGLE-FAMILY DWELLING OF SIMILAR DENSITY IN THE SAME ZONE.

(3) A GENERAL ZONING ORDINANCE, RULE, OR REGULATION OF ANY POLITICAL SUBDIVISION THAT CONFLICTS WITH THE PROVISIONS OF THIS SECTION OR ANY RULE OR REGULATION THAT CARRIES OUT THE PURPOSE OF THIS SECTION IS SUPERSEDED BY THIS SECTION TO THE EXTENT OF ANY CONFLICT.

REVISOR'S NOTE: This section is new language derived without substantive change from former Article 59A, § 20B(e), except for the introductory phrase of that section, and § 20C(a)(4), (c), (d), and (e).

In subsection (a)(6) of this section, those factors that, under former Article 59A, §