

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2019 Legislative Session**

Bill No. CB-5-2019

Chapter No. \_\_\_\_\_

Proposed and Presented by Council Member Glaros

Introduced by \_\_\_\_\_

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_

**SUBDIVISION BILL**

1 AN ACT concerning

2 Private Roads and Easements

3 For the purpose of permitting the Prince George's Planning Board of the Maryland-National  
4 Capital Park and Planning Commission to approve certain private roads and alleys in the R-10  
5 (Multifamily High Density Residential) Zones of Prince George's County, subject to specified  
6 circumstances.

7 BY repealing and reenacting with amendments:

8 SUBTITLE 24. SUBDIVISIONS.

9 Section 24-128,

10 The Prince George's County Code

11 (2015 Edition, 2018 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
13 Maryland, that Section 24-128 of the Prince George's County Code be and the same is hereby  
14 repealed and reenacted with the following amendments:

15 SUBTITLE 24. SUBDIVISIONS.

16 DIVISION 4. REQUIREMENTS: TRANSPORTATION AND CIRCULATION.

17 **Sec. 24-128. Private roads and easements.**

18 \* \* \* \* \*

19 (b) The Planning Board may approve preliminary plans of development containing private  
20 roads, rights-of-way, alleys, and/or easements under the following conditions:

21 (1) In the O-S, R-A, R-E, and R-R Zones, a private right-of-way easement may be

1 deemed adequate by the Planning Board if no more than four (4) lots are to be served by the  
2 easement, or in Sustainable Growth Tier IV no more than seven (7) lots and a remainder  
3 agricultural parcel(s), subject to the following criteria:

4 (A) Such easement shall have a minimum right-of-way width of twenty-two (22)  
5 feet connecting the lots to a public road;

6 (B) All lots served by such easement shall have a minimum net lot area of two (2)  
7 acres, as provided in Section 24-129(a) of this Subtitle; and

8 (C) The use of such lots shall be restricted to one-family dwellings or agricultural  
9 uses.

10 (D) The right-of-way easement is adequate to serve the proposed uses pursuant to  
11 Section 24-124.

12 \* \* \* \* \*  
13 (19) In the R-R, R-55, R-T, R-10, C-S-C, C-M, C-O, and I-3 Zones, when developing townhouse  
14 or two-family dwelling residential uses, in accordance with Sections 27-441, 27-461, and 27-473  
15 of this Code, the Planning Board may approve the use of private streets and alleys. The pavement  
16 width of private streets shall not be less than twenty-two (22) feet in width, and the pavement  
17 width of private alleys shall not be less than eighteen (18) feet in width, provided that provided  
18 that the accessibility of the private roads to emergency equipment is ensured by the County Fire  
19 Chief or the Chief's designee.

20 \* \* \* \* \*

21 SECTION 2. BE IT FURTHER ENACTED that this Act shall take effect thirty (30)  
22 calendar days after it becomes law.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2019.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Todd M. Turner  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Angela D. Alsobrooks  
County Executive

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.