

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2020 Legislative Session**

Bill No. CB-12-2020

Chapter No. 25

Proposed and Presented by Council Member Glaros

Introduced by Council Members Glaros, Turner, Hawkins, Harrison, Davis and Franklin

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

Date of Introduction June 9, 2020

**SUBDIVISION BILL**

1 AN ACT concerning

2 Transportation and Circulation

3 For the purpose of amending the County Subdivision Regulations for Transportation and  
4 Circulation to permit the Prince George's Planning Board to approve certain private roads and  
5 alleys in Zones of Prince George's County where townhouses are permitted, 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, 2019 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14 repealed and reenacted with the following amendments: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, C-S-C, C-M, C-O, and I-3 Zones] any Zone where the use is  
14 permitted, when developing townhouse or two-family dwelling residential uses, in accordance  
15 with Sections 27-441, 27-461, and 27-473 of this Code, the Planning Board may approve the use  
16 of private streets and alleys. The pavement width of private streets shall not be less than twenty-  
17 two (22) feet in width, and the pavement width of private alleys shall not be less than eighteen  
18 (18) feet in width, provided that provided that the accessibility of the private roads to emergency  
19 equipment is ensured by the County Fire 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 21st day of July, 2020.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

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

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
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.