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COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

Legislative Session

1992

Bill No. _____ CB-22-

1992

Chapter No.

Proposed and Presented by Council Members Del
Giudice,

Bell and

Wineland

Introduced by

Co-Sponsors

Date of Introduction

SUBDIVISION BILL

AN ACT concerning

Alternative Low Density Zones

FOR the purpose of exempting preliminary plats of subdivision
in the V-L and V-M Zones from the requirements for standard

walkways and mandatory dedication of parkland, bringing the private right-of-way provisions of Subtitle 24 into conformance with the Zoning Ordinance, and incorporating the V-L and V-M Zones in the flag lot procedures.

BY repealing and reenacting with amendments:

SUBTITLE 24. SUBDIVISIONS.

Sections 24-121(a)(9),
24-128(b)(7),
24-134, and
24-138.1(a),

The Prince George's County Code
(1991 Edition).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Sections 24-121(a)(9), 24-128(b)(7), 24-134, and 24-138.1(a) of the Prince George's County Code be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 24. SUBDIVISIONS.

DIVISION 3. REQUIREMENTS: PLANNING, DESIGN, AND PUBLIC FACILITIES.

Sec. 24-121. Planning and design requirements.

(a) The Planning Board shall require that proposed subdivisions conform to the following:

(9) Walkways, with rights-of-way not less than ten (10) feet wide, shall be provided through all blocks over seven hundred fifty (750) feet long, when deemed necessary by the

Planning Board. In the V-L (Village Low) and V-M (Village Medium) Zones, the preceding requirement shall not apply, and the provision of walkways shall be subject to the requirements set forth in Subtitle 27, Subdivision 7, and Subtitle 23.

DIVISION 4. REQUIREMENTS: TRANSPORTATION AND CIRCULATION.

Sec. 24-128. Private roads and easements.

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

(7) In Comprehensive Design and Mixed Use Zones:

(A) For land in the R-L, R-S, R-M, R-U, L-A-C, M-A-C, and M- X-T Zones, the Planning Board may approve a subdivision (and all attendant plans of development) with private roads to serve attached single-family dwellings, two-family dwellings, and three-family dwellings, but not single-family detached or multifamily dwellings, in accordance with the requirements of Subsections (e) and (f) of Section 27-433 of the Zoning Ordinance, except as hereinafter provided.

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DIVISION 5. REQUIREMENTS: ENVIRONMENTAL AND PARKS.

Sec. 24-134. Mandatory dedication of parkland.

(a) In all residential subdivisions, except as provided in Paragraphs (2), (3), [and] (4) and (6) of this Subsection, the Planning Board shall require the platting and conveyance to the Commission or to a municipality located within the Regional

District but not within the Maryland-Washington Metropolitan District, upon request of such municipality, of suitable and adequate land for passive and active recreation, or the payment of a monetary fee in lieu thereof, or the provision of recreational facilities as otherwise provided by this Division.

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(6) Any subdivision in the V-L (Village Low) or V-M (Village Medium) Zones, for which open space and recreation facilities will be provided pursuant to the provisions of Section 27-514.3 of Subtitle 27, shall not be subject to the requirements of this Section, unless land within the zone is designated for a park facility on the General Plan or an Adopted and Approved Master Plan. Where a designated park facility is included within the boundaries of the preliminary plat, land for the facility shall be reserved, dedicated, or otherwise provided for.

DIVISION 6. REQUIREMENTS FOR OPTIONAL APPROACHES.

Sec. 24-138.1. Flag lot development.

(a) Purposes. The flag lot provisions are intended to provide maximum flexibility in subdivision design, to utilize natural features, to enhance energy efficiency, to preserve environmentally sensitive areas, and to create attractively designed communities. The Zoning Ordinance provisions for minimum setbacks, yards, and street frontages for flag lots in the R-E, R-R, and R-80 Zones shall apply. Flag lots created pursuant to this Section are subject to the findings contained

in Subsection (f), below. Flag lots permitted in the M-A-C, L-A-C, R-U, R-M, [and] R-S, V-L, and V-M Zones are subject to the design standards set forth in Subsection (d), below.

SECTION 2. BE IT FURTHER ENACTED that this Act shall take effect thirty (30) calendar days from the date it becomes law.

Adopted this _____ day of _____, 1992.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY:

Richard J. Castaldi
Chairman

ATTEST:

Joyce T. Sweeney
Acting Clerk of the Council

APPROVED:

DATE: _____

BY:
Parris N. Glendening
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.