

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2015 Legislative Session**

Bill No. CB-21-2015

Chapter No. 28

Proposed and Presented by Council Member Davis

Introduced by Council Member Davis

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

Date of Introduction June 9, 2015

**SUBDIVISION BILL**

1 AN ACT concerning

2 Subdivisions

3 For the purpose of defining Ownership Lot and Parent Lot and providing an exemption from the  
4 requirement of a preliminary plan of subdivision for the establishment of Ownership Lots within  
5 commercial, industrial, institutional and or multi-family residential lots in certain circumstances.

6 BY repealing and reenacting with amendments:

7 SUBTITLE 24. SUBDIVISIONS.

8 Sections 24-101(b) and 24-108(a),

9 The Prince George's County Code

10 (2011 Edition; 2014 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
12 Maryland, that Sections 24-101(b) and 24-108(a) of the Prince George's County Code be and the  
13 same are hereby repealed and reenacted with the following amendments:

14 SUBTITLE 24. SUBDIVISIONS.

15 DIVISION 1. GENERAL PROVISIONS.

16 SUBDIVISION 1. DEFINITIONS.

17 **Sec. 24-101. Definitions.**

18 (b) The following terms used in this Subtitle are defined as follows:

19 \* \* \* \* \*

20 (20.2) Ownership Lot: Part of a "Parent Lot" used to define individual ownership,  
21 deed, mortgage or lease lines within the "Parent Lot". An "Ownership Lot" is only established

1 for the convenience of the owner. An “Ownership Lot” is not:

2 (A) A lot, as defined in Section 27-107.01, used to determine building setbacks,  
3 access or to establish conformance with Zoning, Subdivision or any other law or regulation;

4 (B) Considered a building site for the purposes of obtaining permits; or

5 (C) A result of a change to any condition of approval for the subdivision that  
6 created the “Parent Lot”.

7 (20.3) Parent Lot: A lot or parcel shown on a record plat on which “Ownership Lots”  
8 are established.

9 \* \* \* \* \*

10 **SUBTITLE 24. SUBDIVISIONS.**

11 **DIVISION 1. GENERAL PROVISIONS.**

12 **SUBDIVISION 2. GENERAL REQUIREMENTS.**

13 **Sec. 24-108. Preliminary plan exemptions.**

14 (a) A final plat may be filed with the Planning Director and treated as a minor final plat for  
15 which no preliminary plan is required in the following instances:

16 \* \* \* \* \*

17 (7) Establishment of “Ownership Lots” within a commercial, industrial, institutional  
18 or multi-family residential “Parent Lot” to reflect a change in ownership, deed, mortgage or lease  
19 line.

20 (A) A plat to create, modify or delete “Ownership Lots” to reflect a deed,  
21 mortgage, or lease line within a commercial, industrial, institutional or multifamily residential  
22 “Parent Lot” may be recorded under the minor final plat process subject to the following  
23 requirements:

24 (i) “Ownership Lots” are subject to all approvals, conditions of approval,  
25 regulations and restrictions of the “Parent Lot”;

26 (ii) The total maximum number of trips generated on all “Ownership Lots”  
27 created will not exceed the number of trips approved for the “Parent Lot”;

28 (iii) All land in the “Parent Lot” is included in the final plat;

29 (iv) Any necessary cross access easements, covenants, or other deed  
30 restrictions necessary to implement all the conditions of approval on the “Parent Lot” are  
31 executed before recording the ownership plat;

1                                   (v) “Ownership Lots” may not be used to create the outside boundaries of  
2 a private right-of-way or other easement; and

3                                   (vi) If the “Parent Lot” was recorded prior to October 27, 1970 on the  
4 previous plat, it is subject to Section 24-111 (c).

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

Adopted this 21st day of July, 2015.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Mel Franklin  
Chairman

ATTEST:

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

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Rushern L. Baker, III  
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.