

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2018 Legislative Session

Bill No. CB-5-2018

Chapter No. _____

Proposed and Presented by Council Member Franklin

Introduced by Council Member Franklin

Co-Sponsors _____

Date of Introduction March 6, 2018

SUBDIVISION BILL

1 AN ACT concerning

2 Private Roads and Easements

3 For the purpose of permitting the Planning Board to approve private roads and alleys in the C-M
4 (Commercial Miscellaneous), C-S-C (Commercial Shopping Center), C-O (Commercial Office), I-3
5 (Planned Industrial/Employment Park), R-55 (One-Family Detached Residential), R-R (Rural Residential),
6 and R-T (Townhouse) Zones under certain circumstances.

7 BY repealing and reenacting with amendments:

8 SUBTITLE 24. SUBDIVISIONS.

9 Section 24-128 (b),

10 The Prince George's County Code

11 (2015 Edition, 2017 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, that Section 24-128 (b) 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14 repealed and reenacted with the following amendments: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 (a)

19 * * * * *

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

* * * * *

(18) In the C-O Zone when developing townhouses in accordance with Section 27-461, the Planning Board may approve the use of private streets and alleys. The pavement width of private streets may be reduced to twenty-two (22) feet in width [when appropriate] for good cause and the pavement width of private alleys shall be not less than eighteen (18) feet in width.

(19) In the R-R, R-55, R-T, C-S-C, C-M, and I-3 Zones when developing townhouses or two-family attached dwellings in accordance with Sections 27-441, 27-461 and 27-473, the Planning Board may approve the use of private streets and alleys. The pavement width of private streets may be reduced to twenty-two (22) feet in width for good cause and the pavement width of private alleys shall not be less than eighteen (18) feet in width. For the purposes of this subsection, the Planning Board may find that a private street or rear alley constitutes frontage.

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

Adopted this 17th day of April , 2018.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Dannielle M. Glaros
Chair

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.

NOTE: The County Executive returned this legislation to the Clerk of the Council unsigned. Pursuant to provisions of the Land Use Article, the Prince George's County Executive must sign all subdivision bills in order to take effect.