



Text Update:
Development Review Code
Chapter 155

PROCESS

- May 18, 2022: Development Information Session presentation
- June 9, 2022: Board of County Commissioners (for referral to PZC)
- June 21, 2022: Planning and Zoning Commission - summary
- June 21, 2022: posted to website and Development Information Session distribution list with request for feedback & comment
- June 29, 2022: Planning & Zoning Commission - review
- July 19, 2022: Planning & Zoning Commission - discussion & decision to forward to the Board of County Commissioners with a favorable recommendation



OBJECTIVES

- Absorb Development Review Manual into Code and website for accessibility
- Reconfigure Chapter 155 to streamline layout
- Revise for clarity and predictability

Key Items Added

- Definitions from the Manual [155.005]
- “House number” requirements for Use-in-Common driveways [155.039(D)]
- “Access Easement” requirements for Use-in-Common driveways [155.039(E)]
- “Maximum Length” requirements for Use-in-Common driveways [155.039(J)]
- “Simplified site plans” from the Manual [155.050(D)]
- Road frontage dedication requirement for site plans that are not in the Agricultural zoning district [155.050(A)(4)]

Key Items Removed

- Environmental Site Delineation (ESD) section (presently 155.040) and references were removed, as the ESD process has been absorbed into the general review process.
- Parking space requirements (presently 155.075-.077) moved to Chapter 158, Zoning.

Key Items Changed

- Modified the percentage used in “Administrative Modifications” regarding Use-in-Common driveways from 10% to 20%. [155.039(M)]

- Authority and Purpose; Definitions*
- 155.001 Effective date; authority
 - 155.002 Purpose
 - 155.003 Minimum regulations; uniform application
 - 155.004 Compliance required
 - 155.005 Definitions

Subdivision of Land

- 155.020 Subdivision control
- 155.021 Off conveyance
- 155.022 Accessory dwelling unit.
- 155.023 Requirements for subdivision
- 155.024 Rural design standards for Agricultural and Conservation Districts
- 155.025 In-fee access strips; use-in-common driveway standards and criteria

Environmental Site Delineation

- 155.040 Preapplication review of existing site conditions

Process

- 155.055 Concept plan
- 155.056 Preliminary subdivision plan
- 155.057 Final subdivision plan
- 155.058 Final subdivision plat
- 155.059 Site plan requirements
- 155.060 Buildable lots
- 155.061 Lot creation from certain land subject to agricultural land preservation easement or Maryland Agricultural Land Preservation District
- 155.062 Transfer of lot yield across zoning lines

Parking Space Requirements

- 155.075 Maintenance throughout operation
- 155.076 Applicability
- 155.077 Minimum number of spaces
- 155.078 Design standards

Particular Areas

- 155.090 Mineral resource recovery area
- 155.091 Subdivision in the Agricultural District
- 155.092 Subdivision in the Conservation District
- 155.093 PUD Planned Unit Development
- 155.094 Planned Commercial Centers (PCC)
- 155.095 Cluster subdivisions
- 155.096 Mobile home parks

- 155.001 Effective date; authority
- 155.002 Purpose
- 155.003 Minimum regulations; uniform application
- 155.004 Compliance required
- 155.005 Definitions

Development of Land

- 155.020 General Requirements
- 155.021 Legal Requirements
- 155.022 Buildable Lots
- 155.023 Fees

Subdivision

- 155.030 Subdivision control
- 155.031 Subdivision requirements
- 155.032 Subdivision process
- 155.033 Subdivision in the Agricultural District
- 155.034 Subdivision in the Conservation District
- 155.035 Rural design standards for Agricultural and Conservation Districts
- 155.036 Cluster subdivisions
- 155.037 Off conveyance
- 155.038 Accessory dwelling unit
- 155.039 Use-in-common driveway standards and criteria
- 155.040 Transfer of lot yield across zoning lines

Site Plan

- 155.050 Site plan requirements
- 155.051 Parking Design Standards
- 155.052 Site plan process

Specific Areas

- 155.090 Mineral resource recovery area
- 155.091 PUD Planned Unit Development
- 155.092 Planned Commercial Centers (PCC)
- 155.093 Lot creation from certain land subject to agricultural land preservation easement or Maryland Agricultural Land Preservation District
- 155.094 Mobile home parks

NEXT STEPS

- August 11, 2022 – Board of County Commissioners discussion.
 - Staff request to proceed to Public Hearing
- September – Board of County Commissioners Public Hearing
- October – Board of County Commissioners approve code updates
 - Staff coordination with updates to Chapter 158