

# 6 Subdivision

### Subdivision Regulations Updated to Better Align with New Zoning Ordinance

Subdivision is the division, by plat or deed, of a piece of property into two or more lots, plots, sites, tracts, parcels, or other land division in accordance with Subtitle 24 of the Prince George's County Code. The Subdivision Regulations are the legal requirements and standards that an applicant must adhere to when dividing land into smaller portions of land. The subdivision process is typically the first step of the development review process and is the phase in which critical public infrastructure issues such as transportation, water and sewer, school adequacy, and emergency services are addressed. In Prince George's County the Subdivision Regulations control private and public street layout, environmental impacts, and public facilities.

### REVISED THRESHOLDS FOR PRELIMINARY PLANS OF SUBDIVISION

The new Subdivision Regulations revise the threshold determining what constitutes a major or minor subdivision. The threshold for minor subdivisions was increased slightly to 10 or fewer dwelling units in general and remains 7 or fewer lots in Sustainable Growth Tier IV. Preliminary Plans of Minor Subdivision are decided by the Planning Director. All other subdivisions are Preliminary Plans of Major Subdivision, and are decided by the Planning Board.

### VALIDITY PERIODS FOR PRELIMINARY PLANS OF SUBDIVISION

Under the existing regulations, Preliminary Plans of Subdivision are valid for two years and, under select circumstances, six years. The validity period for approved Preliminary Plans of Minor Subdivisions has been increased to an initial validity period not to exceed six years. This validity period may be extended by three years by the Planning Director for a total validity not to exceed nine years. The validity period for approved preliminary plans of major subdivision has been increased to an initial validity period not to exceed 12 years. The Planning Board may grant

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### HOW TO GET INVOLVED

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two extensions of this validity period, for up to three years each, for a total validity not to exceed 18 years.

## CERTIFICATES OF ADEQUACY

In order to determine if public infrastructure (transportation, schools, police, parks, and emergency services) in a neighborhood has sufficient capacity to support a new development project, an adequacy test is conducted. With today's regulations, development projects that are deemed to have enough available capacity in public infrastructure are determined to meet adequacy. This determination is permanent and does not expire. The updated Subdivision Regulations implement validity periods for adequacy determinations for 12 years with an option to extend the validity for six years upon approval from the Planning Board. If that adequacy determination expires, an applicant will need to retest to meet the public facility adequacy requirements.

## TRANSPORTATION SUBDIVISION STANDARDS

Transportation, pedestrian, bikeway, and circulation standards include updates such as requiring conformance to new Section 27-6200 (Roadway Access, Mobility, and Circulation) for road connections and roadway, pedestrian, and bicycle circulation. Exemptions from requiring public streets are updated and clarified (these exemptions allow privately owned and maintained streets under certain circumstances). The current requirement for 10-foot-wide public utility easements (PUE) on both sides of all streets has been reduced to a single PUE for all roads (public or private).

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## ABOUT THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS REWRITE

On April 1, 2022, the new Zoning Ordinance, Subdivision Regulations and zoning map for Prince George's County took effect. The Zoning Ordinance and Subdivision Regulations determine where and how land can be developed, helping shape how communities grow. The new 21st Century zoning code is aligned with Plan

Prince George's 2035, the shared vision for the future of our County. Updating the County's development codes was necessary to create regulations that support the County's vision for smart growth, economic development, and improved quality of life.