

Subdivision Regulations
Table of Contents

ARTICLE 1	PURPOSE	I-1
	Section 1. Short Title	I-1
	Section 2. Authority	I-1
	Section 3. Effective Date	I-1
	Section 4. Territorial Limit	I-1
	Section 5. Enforcement and Penalty	I-1
	Section 6. Modifications	I-2
	Section 7. Administration	I-3
	Section 8. Appeal	I-3
	Section 9. Approving Authority.....	I-3
	Section 10. Fees	I-3
ARTICLE II.	BASIC DEFINITIONS AND INTERPRETATIONS	II-1
	Section 1. Definitions of Basic Terms	II-1
ARTICLE III	MINOR SUBDIVISION APPROVAL.....	III-1
	Section 1. Minor Subdivision Approval	III-1
	Section 2. Resubdivision, Addition and Subtraction of Lots.....	III-1
ARTICLE IV	MAJOR SUBDIVISION APPROVAL	IV-1
	Section 1. Major Subdivision Approval.....	IV-1
	Section 2. Preliminary Subdivision Plat	IV-3
	Section 3. Technical Review Procedure – Improvement Plan.....	IV-5
	Section 4. Final Plat Procedure.....	IV-6
	Section 5. Guarantee of Improvements.....	IV-7
	Section 6. Required Surety	IV-8
	Section 7. Endorsements and Certifications on Major Subdivision Plats	IV-8
	Section 8. Standards for Plat Preparation and Submittal	IV-8
	Section 9. Establishment of Restrictive Covenants	IV-11
	Section 10. Establishment of Easements	IV-11
	Section 11. Original Tract.....	IV-11
	Section 12. Reserved.....	IV-12
	Section 13. Reserved.....	IV-12
ARTICLE V	GENERAL DESIGN REQUIREMENTS	V-1
	Section 1. Purpose.....	V-1
	Section 2. General Site Design Standards.....	V-1
	Section 3. Adequate Public Facility Standards	V-4

Section 4.	Reserved.....	V-5
Section 5.	Lot and Block Standards.....	V-5
Section 6.	Reserved.....	V-6
Section 7.	Planned Unit Developments	V-7
Section 8.	Special Requirements Applicable to Residential, Commercial and Industrial Subdivisions.....	V-7
Section 9.	Reservation or Dedication of Land for Parks, Open Space, Schools, and Other Public Facilities	V-7
Section 10.	Preservation of Natural Features and Amenities	V-7
Section 11.	Development in the Chesapeake Bay Critical Area.....	V-8
Section 12.	Land Suitability.....	V-8
Section 13.	Landscaping and Tree Planting Standards.....	V-9
Section 14.	Historic Zones.....	V-9
Section 15.	Provision of Common Open Space.....	V-9
Section 16.	Lot Coverage.....	V-9
Section 17.	Subdivision Name.....	V-9
ARTICLE VI STREETS AND SIDEWALKS.....		VI-1
Section 1.	Street Classification	VI-1
Section 2.	Access to Lots	VI-1
Section 3.	Access to Arterial Streets.....	VI-1
Section 4.	Entrances to Streets.....	VI-1
Section 5.	Coordination with Surrounding Streets	VI-2
Section 6.	Relationship of Streets Topography.....	VI-2
Section 7.	Street Width, Sidewalk, and Drainage Requirements in Subdivisions.....	VI-2
Section 8.	General Layout of Streets	VI-3
Section 9.	Street Intersections.....	VI-4
Section 10.	Construction Standards and Specifications.....	VI-5
Section 11.	Public Streets in Subdivisions.....	VI-5
Section 12.	Road and Sidewalk Requirements in Un-subdivided Developments	VI-6
Section 13.	Attention to Handicapped in Street and Sidewalk Construction.....	VI-6
Section 14.	Street Names and House Numbers	VI-7
Section 15.	Bridges	VI-7
Section 16.	Utilities.....	VI-7
Section 17.	Requirements for Development Adjoining Existing Roadways.....	VI-7
Section 18.	Traffic Calming.....	VI-8
APPENDIX A		A-1
APPENDIX B		B-1