

of Appeals explained that a master plan does not have the force of law unless a statute or regulation so provides, stating:

We repeatedly have noted that plans, which are the result of work done by planning commissions and adopted by ultimate zoning bodies, are advisory in nature and have no force of law absent statutes or local ordinances linking planning and zoning. Where the latter exist, however, they serve to elevate the status of comprehensive plans to the level of true regulatory device. In those instances where such a statute or ordinance exists, its effect is usually that of requiring that zoning or other land use decisions be consistent with a plan's recommendations regarding land use and density or intensity.

(Internal citations omitted.)

Here, the Planning Board argues that Montgomery County Zoning Code § 50-29(a)(1) makes the AROS Master Plan applicable to parties desiring to create child lots. We agree to the extent that relevant provisions of the Plan are required considerations in determining whether to approve the creation of child lots. Montgomery County Code, Chapter 50 governs the subdivision of property in Montgomery County, including a subdivision of property to create child lots pursuant to Montgomery County Code § 50-35A(8). Section 50-29(a) sets forth "General provisions" applicable to subdivisions created pursuant to Chapter 50, which provisions include the following:

Sec. 50-29. Lot design.

(a) General provisions.

(1) Lot Dimensions. **Lot size, width, shape and orientation shall be appropriate for the location of the subdivision taking into account the**