

(53) "Swamp": See "Wetlands".

(54) "Walkway": As distinguished from a sidewalk and a crosswalk which are incorporated in a street right-of-way, a walkway is a pedestrian right-of-way usually extending from a street into a block or across a block to another street.

(55) "Wetland": Areas on which standing water, seasonal or permanent, has a depth of six (6) feet or less, and where the wet soil retains sufficient moisture to support aquatic or semi-aquatic plant growth.

(a) Marsh: Wetlands which are subject to tidal flooding, the upper reaches of which are seldom affected; the lower reaches of which are frequently affected. These wetlands are USUALLY characterized by low-~~grading~~ GRADE plant life.

(b) Swamp: Marshes as described above except not necessarily affected by tidal action and characterized by large trees.

(56) "Yard": The area between the property lines and the principal structure.

Section 13-104 ADMINISTRATION

It shall be the duty of the Planning and Zoning Officer to administer this Ordinance and to establish the procedures for its proper implementation CONSISTENT WITH THIS ORDINANCE.

Section 13-104.1 REFERRAL

(a) The Office of Planning and Zoning may refer the subdivision plans to any County or any other agency it deems appropriate. The referral process shall include the establishment of a Committee. All proposals for subdivisions ~~will~~ SHALL be referred to these agencies and the Committee for their comments and/or recommendations and based on these, the Planning and Zoning Office will determine the basis of approval and/or disapproval of a proposed subdivision of land.

(b) The Committee shall meet as appropriate to review, discuss, recommend and coordinate the action of the subdivision proposal. All parties to the subdivision shall be advised in writing as to the Committee's recommendations and actions within seven (7) days after the Committee meeting ~~or formal submittal, whichever comes earlier~~. The function of the Committee is advisory only. All final determinations shall be made in accordance with the regulations contained herein by the Planning and Zoning Officer.

Section 13-104.2 APPLICATION

(a) No subdivision of any lot, tract, or parcel of land shall be undertaken; no street, sanitary sewer, storm sewer, water main, or other facilities in connection therewith shall be constructed, opened or extended for public use and travel, for the common use of occupants of buildings abutting thereon except in strict accordance with the provisions of these regulations.

(b) The provisions contained herein shall apply to all land within the County exclusive of the City of Annapolis.

(c) Any subdivision plat, recorded in the Office of the Clerk of the Circuit Court for Anne Arundel County prior to the effective date of these regulations, shall not be exempt from the provisions of these regulations except with respect to those lots which have been sold within one (1)