

(c) The Office of Planning and Zoning will not approve for open space, out parcels of marginal land, but will only accept contiguous parcels, which shall have access from one (1) or more public streets or walkways, and which shall be located not more than three hundred (300) feet from any lot.

(5) The County Planning and Zoning Officer shall ~~not~~ approve a Cluster Development plan ~~unless, the Cluster Development can be accomplished without adverse affects upon surrounding development and without changing the character of the neighborhood, and~~ provided that ~~for such land so~~ THE NUMBER OF LOTS OR DWELLING UNITS shown ~~there~~ THEREON shall not be a greater density of development than is permitted in the ZONING district wherein such land lies ~~as shown on the County Zoning Map~~. In the case ~~that~~ a tract of land is located in more than one (1) residential zoning district, the total density of development allowed will be computed in accordance with the respective residential zoning districts. In determining the number of dwelling units which could be built under the Zoning district standards, the applicant may be required to furnish a sample layout in sketch form to determine this number. In reviewing such plans, the County Planning and Zoning Officer may require such additional information as deemed necessary to make a reasonable decision on the application.

Section 13-125.2 PROCEDURE

All Cluster Developments shall comply with the provisions of these regulations as they relate to the Sketch Plat, Preliminary Plat and Final Plat processes. In addition, Final Plats filed on Cluster Development shall contain a statement indicating that the land lies within an approved cluster development; that subdivision or resubdivision is not permitted and that development of the land is permitted only in accordance with the land uses indicated on the approved development plan. In addition, the Plat shall be accompanied by a detailed statement or proposal, including covenants, agreements, or other specific documents showing the ownership and method of maintenance and utilization of those areas within the subdivision that are declared to be open space for common use of the property owners within the development. The covenants and agreements shall be in perpetuity and recorded prior to or simultaneous with the Plat so they can be duly entered upon the record plat.

Section 13-126 MOBILE HOME (TRAILER) PARK

(a) A Mobile Home Park is the development of land under one (1) ownership into spaces (lots) for a residential trailer use only. A Mobile Home Park is generally designed as a temporary use of land.

(b) In addition to the requirements of these regulations, the Zoning Ordinance, Section 12-1000 of the Anne Arundel County Code, and other Trailer Regulations as now or shall hereafter be adopted, the following shall also apply to the development of land for a mobile home park.

(1) The spaces or lots shown on the final record plat are for rental purposes only and are not to be sold to individual owners, however, a Mobile Home Park may be conveyed in its entirety.

(2) Local streets within a Mobile Home Park, although designed and constructed to Anne Arundel County Standards and Specifications may be owned and maintained by the Developer.