

Section 13-127 MINOR SUBDIVISIONS

The Planning and Zoning Officer has the authority to approve minor subdivisions of land and/or minor adjustments in lot lines without necessity of the subdivider complying with Sketch Plat or Preliminary Plat process. The subdivision may be drawn on a reproducible plat 8½" x 13" and recorded in the Land Records provided all other requirements of these regulations have been satisfied.

Section 13-128 APARTMENT SUBDIVISIONS

An apartment subdivision ~~occurs when a~~ IS ANY building is EXISTING OR PROPOSED ~~proposed or exists which~~ THAT IS CONVERTED OR BUILT AND contains three (3) or more dwelling units, designed and/or used for rental occupancy or with ownership by its occupants on a condominium or cooperative basis, and having one or more of the following in common: entrance halls or porches, parking area, service area, utilities, OR yard space. An apartment subdivision may consist of walkups (townhouse or garden apartments) or highrise types.

(1) Condominium—a form of property ownership whereby separate title may be conveyed for an individual dwelling unit in a multi-unit structure, with common ownership of the land, facilities, and appurtenances thereon and with common financial responsibility therefor.

(2) Cooperative—a form of joint ownership of property including land, buildings, and facilities and appurtenances thereon, with common financial responsibility therefor and permitting no conveyance of title to any separate building or separable unit therein, or of any separable tract of land.

Section 13-128.1 SPECIAL REQUIREMENTS

(a) ~~Structure~~ PROPOSED STRUCTURE outlines should be shown on the Final Plat.

(b) In subdivision designed and used exclusively for rental occupancy under single ownership, the maintenance of the local roads may be retained by the owner; however, the construction of all roads shall meet Anne Arundel County Standards and Specifications.

(c) In townhouse developments, off-street parking requirements shall be by provision of spaces within two hundred (200) feet of the entrance of such houses either with a parking court or on the lot of the dwelling to be served.

(d) All parking required for an apartment subdivision shall be off-street and shall not be designed as part of the local road or access road system.

SECTION 3. AND BE IT FURTHER ENACTED, That Section 13-100 of said Code (1967 Edition and Supplements) Title and Subtitle be and it is hereby recodified and re-numbered as Section 13-200 under new Subtitle 2, "Street Names and House Numbers".

SECTION 4. AND BE IT FURTHER ENACTED, That new Section 11-100 be and it is hereby added to said Code (1967 Edition and Supplements), Title 11, "Health and Welfare", Subtitle 1, "Generally", to follow immediately after Section 10-202 thereof, to read as follows: