

COUNTY LOCAL LAWS

(1) TO IMPLEMENT THE GENERAL PLAN GOAL OF PROVIDING FOR A FULL RANGE OF HOUSING CHOICES, CONVENIENTLY LOCATED IN A SUITABLE LIVING ENVIRONMENT, FOR ALL INCOMES, AGES AND FAMILY SIZES;

(2) TO PROVIDE FOR LOW AND MODERATE INCOME HOUSING TO MEET EXISTING AND ANTICIPATED FUTURE EMPLOYMENT NEEDS IN THE COUNTY;

(3) TO ASSURE THAT MODERATELY PRICED HOUSING IS DISPERSED WITHIN THE COUNTY CONSISTENT WITH THE GENERAL PLAN AND WITH AREA MASTER PLANS;

(4) TO ENCOURAGE THE CONSTRUCTION OF MODERATELY PRICED HOUSING BY PROVIDING FOR OPTIONAL INCREASES IN DENSITY IN ORDER TO REDUCE LAND COSTS FOR SUCH MODERATELY PRICED HOUSING;

(5) TO REQUIRE THAT ALL SUBDIVISIONS OF 50 OR MORE DWELLING UNITS INCLUDE A MINIMUM NUMBER OF MODERATELY PRICED UNITS OF VARYING SIZES WITH REGARD TO FAMILY NEEDS; AND

(6) TO INSURE THAT PRIVATE DEVELOPERS CONSTRUCTING MODERATELY PRICED DWELLING UNITS PURSUANT TO THE REQUIREMENTS OF THIS CHAPTER INCUR NO LOSS OR PENALTY AS A RESULT THEREOF, BUT RATHER, THAT THEY CAN, BY VIRTUE OF THE OPTIONAL DENSITY BONUS PROVISION OF THIS CHAPTER AS IMPLEMENTED BY A COMPANION AMENDMENT TO THE ZONING ORDINANCE FOR THE COUNTY, REALIZE A REASONABLE PROFIT FROM THEIR ENDEAVORS IN THIS REGARD.

25A-3. DEFINITIONS.

THE FOLLOWING WORDS AND PHRASES, WHEREVER USED IN THIS CHAPTER, SHALL HAVE THE FOLLOWING MEANINGS:

APPLICANT: THE WORD "APPLICANT" MEANS ANY PERSON, FIRM, PARTNERSHIP, ASSOCIATION, JOINT VENTURE OR CORPORATION OR ANY OTHER ENTITY OR COMBINATION OF ENTITIES WHO AT ANY TIME AFTER THE EFFECTIVE DATE OF THIS CHAPTER -

(1) SUBMITS FOR APPROVAL OR EXTENSION OF APPROVAL A PRELIMINARY PLAN OF SUBDIVISION UNDER CHAPTER 50, TITLE "SUBDIVISION OF LAND", OF THIS CODE WHICH PLAN PROVIDES FOR THE DEVELOPMENT OF A TOTAL OF 50 OR MORE DWELLING UNITS AT ONE LOCATION; OR

(2) SUBMITS TO THE MONTGOMERY COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION OR TO THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION A PLAN OF HOUSING DEVELOPMENT FOR ANY TYPE OF SITE REVIEW OR DEVELOPMENT APPROVAL