

CHAPTER _____

LAND SUBDIVISION ORDINANCE

**TOWN OF WILLIAMSPORT, MARYLAND
WASHINGTON COUNTY, MARYLAND**

EFFECTIVE DATE: FEBRUARY 15, 1977

NO AMENDMENTS

**CHAPTER 28
ZONING ORDINANCE
TOWN OF WILLIAMSPORT
WASHINGTON COUNTY, MARYLAND**

**COPIES OF ALL AMENDMENTS TO ZONING ORDINANCE
FROM EFFECTIVE DATE TO NOVEMBER 25, 2004
RECORDED AMONG THE ACTS, ORDINANCES AND RESOLUTIONS OF
INCORPORATED TOWNS IN THE OFFICE OF THE
CLERK OF THE CIRCUIT COURT FOR WASHINGTON COUNTY,
MARYLAND**

As of this date they have all been incorporated in the current draft of the Ordinance being distributed for useage prior to the final reprint.

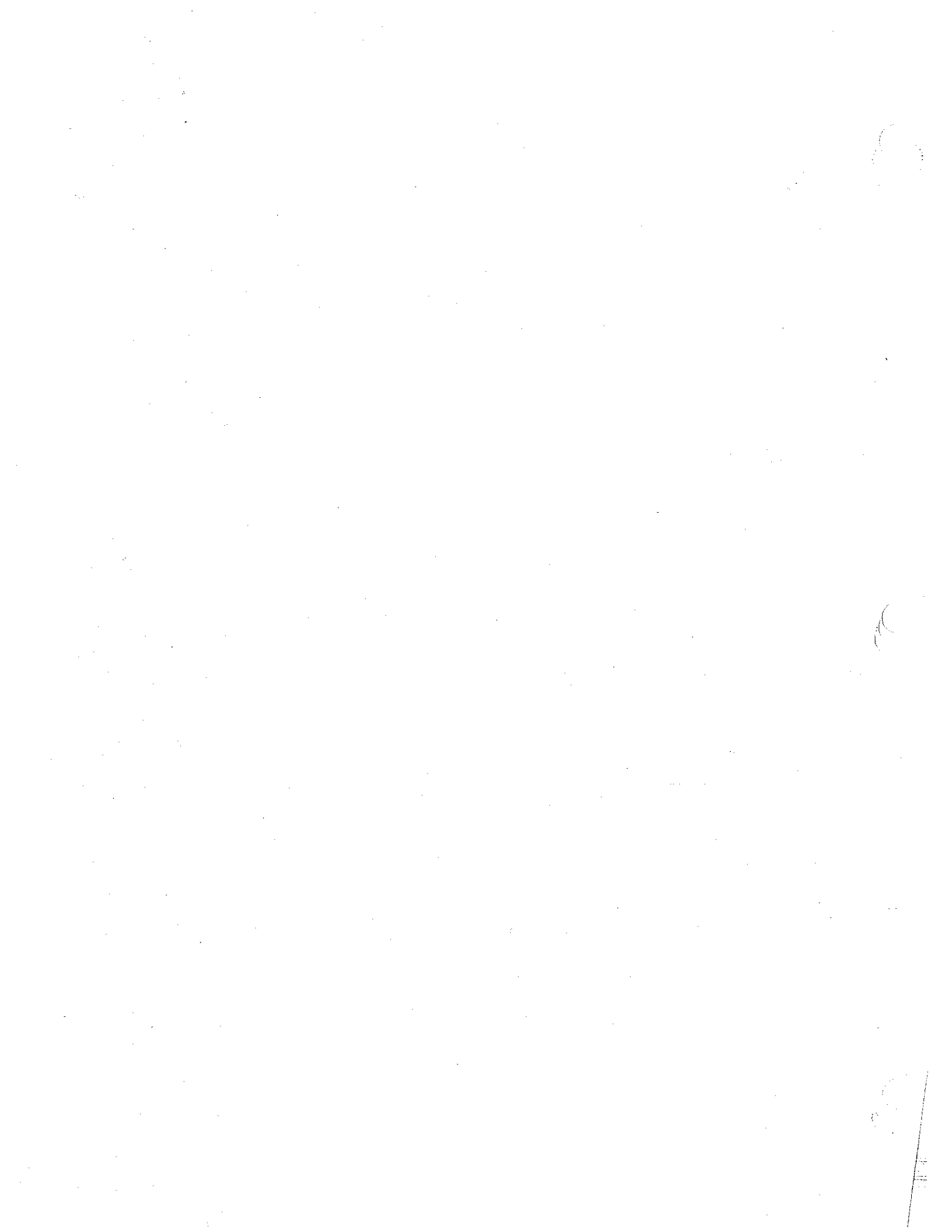


Table of Contents

Article 1: Title, Purpose, Interpretation, Applicability, Separability

100	Short Title
101	Purpose
102	Interpretation
103	Separability

Article 2: Definitions

200	General Provisions
201	Alley
202	Applicant
203	Block
204	Building
205	Cartway
207	Comprehensive Plan
208	Cut
209	Dwelling
210	Easement
211	Engineer
212	Engineer, Town
214	Improvements
215	Improvements Completion Guarantee
216	Landowner
217	Lot
218	Lot Line
219	Maintenance Guarantee
220	Mayor and Council
221	Person
222	Planning Commission
223	Plat
224	Resubdivision
225	Right-of-Way
226	Right-of-Way, Future
227	Runoff
228	Sewage Disposal System
229	Septic Tank
230	Street
231	Street Line
232	Subdivision
233	Subdivision, Minor
234	Surveyor
235	Water Supply System

ARTICLE 3: REQUIREMENTS AND PENALTIES

- 300 Plats and Plat Approval Required
- 301 Penalties and Sanctions

ARTICLE 4: ADMINISTRATION AND APPEAL

- 400 Planning Commission's Authority
- 401 Development Administrator
- 402 Fees
- 403 Appeals

ARTICLE 5: PROCEDURAL REGULATIONS

- 500 Tentative Sketch Plan
- 501 Minor Subdivision Plat
- 502 Preliminary Plan
- 503 Final Plat
- 504 Acceptance of Streets and Improvements

ARTICLE 6: PLAT PREPARATION REGULATIONS

- 600 Tentative Sketch Plan
- 601 Preliminary Plat
- 602 Minor Subdivision Plat
- 603 Final Plat
- 604 Record Plat

ARTICLE 7: DESIGN REGULATIONS

- 700 General Standards
- 701 Lot Standards
- 702 Block Standards
- 703 General Street Standards
- 704 Street Design Standards
- 705 Street Intersection Standards
- 706 Cul-de-sac Street Standards
- 707 Sidewalk Standards
- 708 Storm Drainage Standards
- 709 Sanitary Sewage Disposal Standards
- 710 Water Supply and Distribution Standards
- 711 Public Utility Standards

ARTICLE 8: IMPROVEMENT SPECIFICATION REGULATIONS

800	Purpose and General Requirements
801	Street, Curb and Sidewalk Specifications
802	Sewage Disposal System Specifications
803	Water Supply System Specifications
804	Storm Drainage and Erosion Control Specifications
805	Monument Specifications
806	Street Sign Specifications
807	Traffic Control Devices

ARTICLE 9: IMPROVEMENT GUARANTEES

900	Contracts
901	Guaranty

ARTICLE 10: REGULATIONS FOR PLANNED RESIDENTIAL DEVELOPMENTS

1000	Purpose
1001	Eligibility and General Requirements
1002	Types and Densities of Land Uses
1003	Natural Features Analysis
1004	Community Impact Analysis
1005	Site Design Principles
1006	Design Principles for Common Open Spaces
1007	Design Principles for Streets
1008	Parking Standards
1009	Water Supply and Sewage Disposal Standards
1010	Tree Conservation and Landscaping
1011	Ownership, Maintenance and Preservation of Common Open Space
1012	Procedural Requirements
1013	Hearing