

**COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND**

**2010 Legislative Session**

Legislative Day #\_\_\_

**BILL NO. 2010-04**

**Introduced by: Charles County Commissioners**

**Subdivision Regulation Amendment #09-13 - Waldorf Activity Center Zones:**

**Subdivision Regulation Amendment (SRA)**

---

---

**Date introduced:** 02 / 09 / 2010

**Public Hearing:** 03 / 09 / 2010 @ 3:00 p.m.

**Commissioners Action:** \_\_\_ / \_\_\_ / \_\_\_ \_\_\_\_\_

**Commissioner Votes:** WC: \_\_\_\_, EP: \_\_\_\_, RC: \_\_\_\_, SG: \_\_\_\_, GH: \_\_\_\_

**Pass/Fail:** \_\_\_\_\_

**Effective Date:** \_\_\_ / \_\_\_ / \_\_\_

**Remarks:** \_\_\_\_\_

**COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND**

**2010 Legislative Session**

Legislative Day # \_\_\_\_\_

Bill No. 2010-04

Chapter. No. 278

Introduced by Charles County Commissioners

Date of Introduction February 9, 2010

**BILL**

AN ACT concerning:

**Subdivision Regulations, addition and amendment of language regarding street trees and road classifications in the Waldorf Activity Center zones.**

FOR the purpose of:

Amending the subdivision regulation so that, through the subdivision plat process, the County can require dedication of road right-of-way for abutting roads as provided in Section 75 of the Subdivision Regulations, Chapter 278 of the Charles County Code.

BY amending:

Chapter 278 - Subdivision Regulations

Article VII., Section 51 Forest Conservation, Landscaping, and Tree Planting Standards

*Code of Charles County, Maryland*

*(May 11, 2007)*

Chapter 278 - Subdivision Regulations

Article VII., Section 72 Functional Classification of Roads  
*Code of Charles County, Maryland*  
(May 11, 2007)

**SECTION 1.** BE IT ENACTED BY THE COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as follows:

**Section 51: Forest Conservation, Landscaping, and Tree Planting Standards**

(a) Priority forests and specimen trees are to be preserved pursuant to the requirements of the *Charles County Forest Conservation Ordinance*, or Chesapeake Bay Critical Area requirements of the *Zoning Ordinance*. Preliminary and final plats shall indicate the limits of all Forest Conservation Easements.

(b) Where extensive natural tree cover and vegetation does not exist, afforestation shall be provided consistent with the *Charles County Forest Conservation Ordinance*.

(c) *Street trees required.* Trees shall be planted along the roadways on the property of any subdivision in a manner approved as a part of the subdivision review process. Such trees are to be planted in a manner consistent with the *Charles County Road Ordinance*. **IN THE WALDORF ACTIVITY CENTER ZONES (WC AND AUC), A MINIMUM OF ONE (1) SHADE TREE SHALL BE PLANTED FOR EVERY FORTY (40) LINEAR FEET OF FRONTAGE ALONG PUBLIC ROADWAYS AND MAJOR PRIVATE STREETS. IN ALL OTHER ZONES, [At] a minimum OF one (1) tree shall be planted for every fifty (50) feet of frontage along each road. [unless the] THE Planning Commission, upon recommendation of the Planning Director, [shall] MAY grant a waiver FROM THESE REQUIREMENTS.** Such waiver shall be granted only if there are trees growing along such right-of-way or on the abutting property which in the opinion of the Planning Commission comply with these regulations.

(d) Within the Development District:

**i. IN THE WALDORF ACTIVITY CENTER ZONES (WC AND AUC), TREES PLANTED IN EXCESS OF THE MINIMUM OF ONE (1) TREE PER FORTY (40) FEET MAY BE CONSIDERED FOR FOREST RETENTION CREDIT, CONSISTENT WITH THE REQUIREMENTS OF THE *CHARLES COUNTY FOREST CONSERVATION ORDINANCE*.**

**ii. IN ALL OTHER ZONES,** trees planted in excess of the minimum of one (1) tree per fifty (50) feet may be considered for Forest Retention Credit, consistent with the requirements of the *Charles County Forest Conservation Ordinance*.

**Section 72: Functional Classification of Roads.**

(b) All public roads within and adjacent to a subdivision shall be assigned one of the following functional classifications:

i. *Local and Minor Roads.* A public roadway contained within a public right-of-way to provide access to single or multi-family dwellings, and/or commercial areas and which may be connected to other streets or local roads. Such roads should be designed to accommodate up to one thousand (1000) trips per day. Only roads or streets which are classified as such in the *Charles County Road Ordinance* shall be considered.

ii. *Collector Street.* A public roadway which, in addition to providing access to properties abutting thereon, is intended to collect traffic from, and distribute it to, a series of streets within a neighborhood. Such roads should be designed to accommodate between one thousand (1000) and three thousand (3000) trips per day for minor collectors, and over three thousand (3000) trips per day for major

collectors serving only one development. Roads serving more than one development, or connecting two or more minor collectors, and are expected to handle more than one thousand (1000) trips per day shall be considered as major collectors.

iii. *Parkway.* A roadway classed as a major collector, intermediate arterial, or a minor arterial, which serves one or more developments, and incorporates a planted or landscaped median and limited direct access from adjoining properties. Roads designated as parkways shall be designed and built according to the appropriate minor arterial design standard found in the *Charles County Road Ordinance*.

iv. *Arterial.* A major road in the transportation system that is designed to carry a high volume of traffic. These roadways serve as conduits for interstate, intrastate, cross county circulation of traffic, and are described and indicated in the *Comprehensive Plan*.

v. *Marginal Access Road.* A service or frontage road that is parallel to and adjacent to an arterial road and that is designed to provide access to abutting properties so that these properties are somewhat sheltered from the effects of the through traffic on the arterial road, and to assure that the flow of traffic on the arterial road is not impeded by direct driveway access from a large number of abutting properties. These roadways are to be privately maintained in commercial areas, except as specifically approved by the Planning Commission. Such roads may be either designated for public or private maintenance in residential developments, as approved by the Planning Commission.

**vi. WALDORF URBAN ROAD CLASSIFICATIONS. ROADS WITHIN THE WALDORF CENTRAL AND ACTON URBAN CENTER ZONES SHALL BE ASSIGNED THE APPROPRIATE CLASSIFICATION AS INDICATED IN THE DOWNTOWN WALDORF VISION PLAN AND**

**DESIGN GUIDELINES. TRAFFIC VOLUMES FOR WALDORF URBAN  
ROADS SHALL BE AS STATED IN THE DOWNTOWN WALDORF  
VISION PLAN.**

**SECTION 2.** BE IT FURTHER ENACTED, that this Act shall take effect TEN (10) calendar days after it becomes law.

COUNTY COMMISSIONERS OF  
CHARLES COUNTY, MARYLAND

---

Wayne Cooper, President

---

Edith J. Patterson, Vice President

---

Reuben B. Collins, II

---

Samuel N. Graves, Jr.

---

Gary V. Hodge

ATTEST:

---

Denise Ferguson, Clerk