

# NOTICE

Issued by the Department of

## Planning & Growth Management

**Notice #**  
**13-05**

**Release Date**  
**03/28/13**

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Charles County  
Government

Department of  
Planning & Growth  
Management

Peter Aluotto  
*PGM Director*



Equal Opportunity  
County  
*Say No To Drugs*

### Minor Subdivision Definitions, Bill No. 2012-12


This Bill was adopted by the Charles County Commissioners on December 28, 2012. In order to provide direction for interpretation, the attached three page document titled "Bill 2012-12, Minor Subdivisions – Rules for Interpretation" are hereby released for public review.

It will also be posted on the Charles County Planning & Growth Management web page at <http://www.charlescountymd.gov/pgm/general/2013-pgm-public-notices>.

# BILL 2012-12, MINOR SUBDIVISIONS – RULES FOR INTERPRETATION

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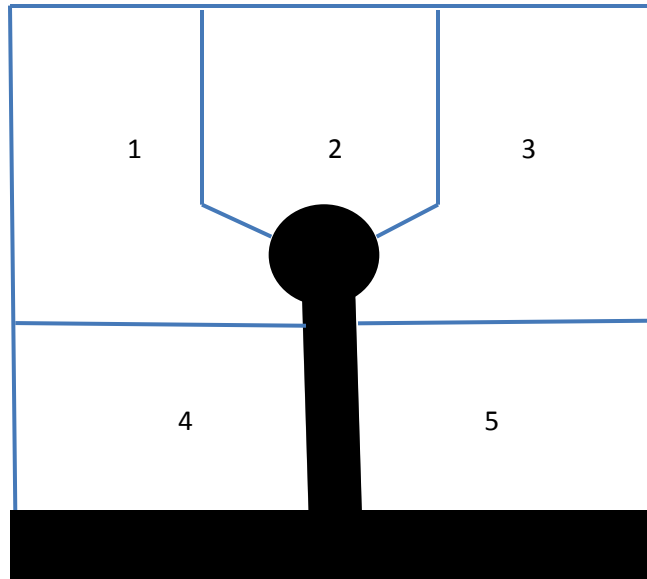
Example #1: 100 acres, 7 lots as a Minor Subdivision	Example #2: 50 acres, 7 lots as Minor Subdivision
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**Rule #1:** A parcel or tract of land established prior to 6-15-76, and was not a part of a subdivision, or split from another parent tract since that time may be subdivided as a minor subdivision up to a total of seven (7) lots provided it complies with the zoning density and other pertinent development regulations.

# BILL 2012-12, MINOR SUBDIVISIONS – RULES FOR INTERPRETATION

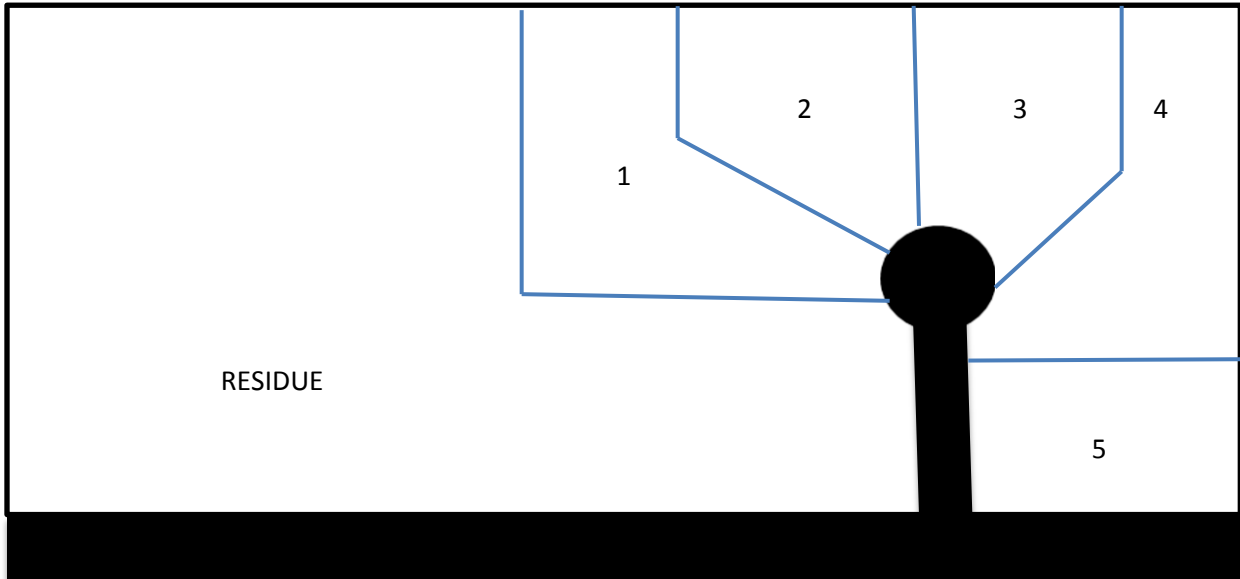
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**Rule #2:** A parcel or tract of land that was subdivided into five (5) lots, tracts or parcels between 6-15-76 and 12-31-12, and did not designate a residue or remainder land cannot be further subdivided to add two (2) additional lots. Forest conservation lands or wetlands do not qualify as residue or remainder.

# BILL 2012-12, MINOR SUBDIVISIONS – RULES FOR INTERPRETATION

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**Rule #3:** A previously approved Minor or Major Subdivision Plan can add up to 7 additional lots through the creation of a new minor Subdivision provided it is within a designated residue or remainder tract or parcel shown as such on the original subdivision; and that it complies with the zoning density and other pertinent development regulations.

There can only be one designated remainder or residue per previously approved subdivisions in order not to allow the creation of major subdivisions from multiple minor subdivisions.