

Appendix O:

Adequate Public Facilities Ordinance Inventory for Maryland Jurisdictions

Maryland Department of Planning

Adequate Public Facility Ordinance (APFO)
Inventory
For
Maryland Jurisdictions

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Appendix A: County APFO Summary Tables

Summary

FACILITIES EVALUATED IN ADEQUATE PUBLIC FACILITIES ORDINANCES IN MARYLAND County Regulations, 2012									
Jurisdiction	Schools	Roads	Water	Sewer	Stormwater Drainage	Health Care	Fire	Police	Solid Waste Disposal
Anne Arundel	X	X	X	X	X		X		
Baltimore	X	X	X	X	X				
Calvert	X	X							
Caroline	X	X			X		X		X
Carroll	X	X	X	X			X	X	
Charles	X	X	X	*	*		X		
Frederick	X	X	X	X					
Harford	X	X	X	X					
Howard	X	X	X	X					
Montgomery	X	X	X	X		X	X	X	
Prince George's	X	X	X	X	X		X	X	
Queen Anne's	X	X	X	X					
St. Mary's	X	X	X	X	X		X		
Washington	X	X	X	X			X		

* = section reserved

Sources

ADEQUATE PUBLIC FACILITIES ORDINANCES IN MARYLAND County Regulations, 2012	
Jurisdiction	Source
Anne Arundel	Anne Arundel County Code, Article 17, Title 5
Baltimore	Baltimore County Code, Article 32, Title 6
Calvert	Calvert County Zoning Ordinance, Article 7, Title 5
Caroline	Caroline County Code, Chapter 162, Article VII
Carroll	Carroll County Code of Ordinances, Part II, Chapter 71
Charles	Charles County Code, Chapter 297, Article XVI
Frederick	Frederick County Code, Part I, Chapter 1-20
Harford	Harford County Code, Chapter 267, Article XV
Howard	Howard County Code, Title 16, Subtitle 11
Montgomery	Montgomery County Growth Policy
Prince George's	Prince George's County Code, Part II, Title 17, Subtitle 24, Subdivisions 3 & 4
Queen Anne's	Queen Anne's County Code, Part III, Chapter 28
St. Mary's	St. Mary's County Zoning Ordinance, Article 7, Chapter 70
Washington	Washington County Adequate Public Facilities Ordinance

Schools

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Schools
Anne Arundel	100% of state-rated capacity; does not include temporary or relocatable structures; 6 year wait period.
Baltimore	115% of state-rated capacity or adequacy in CIP in district or adjacent district.
Calvert	100% of county-rated capacity; 7 year wait period.
Caroline	100% of county-rated capacity.
Carroll	109% of state-rated capacity is adequate; conditional approval if adequacy in 6 year CIP. 110-119% of state-rated capacity is "approaching inadequate" and subject to permit restrictions.
Charles	100% of state-rated capacity; considers relocatable classrooms and CIP.
Frederick	100% of state-rated capacity; school construction fee option.
Harford	110% of state-rated capacity within 3 years.
Howard	Open/closed chart defined by school region, approved by County Council.
Montgomery	120% state-rated capacity; school facilities fee option for 105%-120%; does not include relocatable structures, considers first 5 years of CIP.
Prince George's	105% of state-rated capacity.
Queen Anne's	100% of state-rated capacity; option to propose a mitigation plan, but cannot include temporary or relocatable structures.
St. Mary's	Elementary schools - 107% of state-rated capacity. Middle schools - 109% of state-rated capacity. High schools - 116% of state-rated capacity. Based on capacity within 3 years.
Washington	Elementary schools - 90% of state-rated capacity. Middle and high schools - 100% of state-rated capacity. Options to request redistricting or create improvements.

Transportation

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Transportation
Anne Arundel	Road facilities in the impact area are considered adequate if they meet a minimum Level of Service (LOS) "D" and have an adequacy rating of not less than 70 as defined by the county road rating program. For Parole Town Center, intersections from site access points must have a peak hour critical lane volume of less than 1,450, or 1,600 in the core at the discretion of the Planning and Zoning Officer.
Baltimore	LOS "E" or "F" for arterial and arterial collector intersections. Adequacy standard only applies to nonindustrial development.
Calvert	County roads must maintain a LOS "C", except Town Centers where a LOS "D" is acceptable; state roads must maintain a LOS "D". Traffic study may be waived under extenuating circumstances by County Engineer.
Caroline	All subdivisions must have access from a county road or state highway. Any county road paved after March 18, 1980 must be at least 50 ft in width to provide adequate access.
Carroll	LOS "C" is adequate; LOS "D" is "approaching inadequate" and subject to permit restrictions.
Charles	Minimum LOS is based on comprehensive plan designation: - Development District: LOS "C" (off-peak), LOS "C" (peak) - Village Centers: LOS "B" (off-peak), LOS "C" (peak) - Rural/Ag Conservation Areas & Others: LOS "A" (off-peak), LOS "B" (peak) - Town Centers & Urban Core: LOS "C" (off-peak), LOS "D" (off-peak)
Frederick	Signalized intersections and roundabouts within designated growth boundaries shall be considered adequate if LOS "E" or better is maintained, LOS "D" outside of designated growth boundaries. All other roadway links, unsignalized intersections and corridors shall be considered adequate if LOS "E" or better is maintained.
Harford	Intersections within planned growth areas must have a minimum LOS "D". Intersections outside of planned growth areas must have a minimum LOS "C".
Howard	Minimum LOS "D" for county roads, excluding Downtown Columbia. Minimum LOS "E" for state roads. In Downtown Columbia, the intersection standard is up to 1,600 CLV for all intersections as specified in the Howard County Design Manual.
Montgomery	(1) Policy Area Transportation Review is based upon a relationship between Relative Arterial Mobility and Relative Transit Mobility: - If the forecasted transit LOS is "A", the minimum acceptable arterial LOS is "D" - If the forecasted transit LOS is "B", the minimum acceptable arterial LOS is "D" - If the forecasted transit LOS is "C", the minimum acceptable arterial LOS is "D" - If the forecasted transit LOS is "D", the minimum acceptable arterial LOS is "C" - If the forecasted transit LOS is "E", the minimum acceptable arterial LOS is "B" - If the forecasted transit LOS is "F", the minimum acceptable arterial LOS is "A" (2) Local Area Transportation Review mandates intersection congestion adequacy by critical lane volume: - In rural areas, 1350-1400 - In suburban and urbanizing areas, 1425-1600 - In urban areas, 1800 The trip mitigation required by a project depends on its policy area, and varies between 10% and 50% of trips.
Prince George's	The County Planning Board adopts minimum peak-hour service levels for major intersections and major roadways. Minimum LOS is based on comprehensive plan designation: - Developed Tier: LOS "E" - Developing Tier: LOS "D" - Rural Tier: LOS "C" - Metropolitan and Regional Centers: LOS "E"
Queen Anne's	In designated growth areas, intersections are considered adequate with a peak hours minimum LOS "C". Outside designated growth areas, intersections are considered adequate with a peak hours minimum LOS "B".
St. Mary's	The established minimum LOS for intersection capacity is based on planning district: - Development Districts: LOS "D" - Town Centers and Village Centers: LOS "C" - Rural Preservation Districts: LOS "C" Roads serving the project must be a minimum of 18 feet wide and are or will be capable of accommodating existing traffic. Access roads are also considered adequate if the County has programmed the necessary improvements in the six year CIP.
Washington	The minimum LOS acceptable for road segments in all areas shall be LOS "D". The minimum LOS acceptable for intersections in Urban and Town Growth Areas is LOS "D", and in all other areas LOS "C". If existing road is a state highway, then the State Highway Access Manual applies, which has a standard LOS "D" for intersections.

Water

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Water
Anne Arundel	A private water supply system shall be considered adequate if the source facilities, storage tanks, pumping stations and distribution system have sufficient available capacity to provide maximum day demand and peak hour demand in addition to fire flow to the proposed development.
Baltimore	For property located within the metropolitan district, residual water pressure at the public fire hydrant nearest the site of the proposed nonindustrial development must meet the standards established by the National Board of Fire Underwriters fire flow test. For property that is not served by a public water system, the minimum water well yield requirement equals a recovery rate of 1 gallon per minute.
Carroll	A water facility is adequate if the maximum day demand is less than 85% of the total system production capacity. A water facility is approaching inadequate if the projected maximum day demand is greater than or equal to 85% but less than 95% of the total system production capacity, and thereby subject to permit restrictions.
Charles	A development requiring a ground water appropriation permit must be issued a permit by the Water Resources Administration of the State Department of Natural Resources.
Frederick	A public or private community water system shall be considered adequate if: (1) the source facilities, storage tanks and local pumping stations have sufficient available capacity to provide maximum day demand to the proposed development and meet peak hour demand in addition to fire flow; and (2) the distribution system is capable of providing normal required pressure as well as minimal residual pressure to the proposed development. Also considered adequate if improvements are scheduled in the first 2 years of the CIP.
Harford	County water system or community water system shall be considered adequate if the existing system has sufficient available capacity to provide maximum and peak hour demand in addition to the minimum required pressures for fire flows to the proposed development.
Montgomery	Applications must be considered adequately served by water and sewerage if the subdivision is located in an area in which water and sewer service is presently available, is under construction, is designated by the County Council for extension of service within the first two years of a current approved Comprehensive Water and Sewerage Plan, or if the applicant provides a community water system or meets Department of Permitting Services requirements for well systems. Also considered adequate if improvements are scheduled in the first 5 years of the WSSC CIP.
Prince George's	The location of the property within the appropriate service area of the Ten Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.
Queen Anne's	Adequate water supply, treatment, and storage capacity must be available to serve the proposed development. A development requiring a ground water appropriation permit must be issued a permit by the Maryland Department of the Environment. Determinations regarding the adequacy of water facilities shall be based on the water consumption demands adopted by the Department of Public Works. For properties not served by central water, adequacy can be found only where the proposed development can meet the standards and requirements of the Department of Environmental Health.
St. Mary's	A water supply shall be considered adequate if it meets the applicable requirements of the Maryland Department of the Environment, the St. Mary's County Health Department, and the St. Mary's County Metropolitan Commission regulations.
Washington	All new development shall be served by an adequate water supply and distribution system that provides sufficient water and service pressure for domestic consumption and fire protection. Adequacy is determined by the Planning Commission after receiving recommendation from the responsible review agency. Adequacy shall be determined according to the agency's adopted guidelines, standards and policies. All parts of the water supply and distribution system affected by the projected water needs of the new development shall be considered.

Sewer

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Sewer
Anne Arundel	A public community sewerage system shall be considered adequate if the lateral systems, interceptors, pumping stations and force mains, and treatment plants have available capacity to accommodate expected and ultimate peak flows from the proposed subdivision.
Baltimore	The maximum level of non-industrial development per sewage area shall not be greater than that capable of being provided with available sewerage capacity based on sewage yield standards which have been established for various types of residential and commercial uses.
Carroll	A sewer facility is adequate if the projected annual average daily flow is less than 85% of the wastewater treatment facility permitted capacity. A sewer facility is approaching inadequate if the projected annual average daily flow is greater than or equal to 85% but less than 95% of the wastewater treatment facility permitted capacity, and thereby subject to permit restrictions.
Charles	No current requirement, but a section has been reserved in the code for such purpose.
Frederick	A sewerage system shall be considered adequate if the systems designed to serve the proposed development are sufficient to accommodate ultimate peak flows. Also considered adequate if improvements are scheduled in the first 2 years of the CIP.
Harford	The County sewerage system shall be considered adequate if the collector system, interceptors, pumping stations and force mains, and treatment plants have sufficient available capacity to accommodate expected annual average and maximum daily loadings from the proposed development.
Howard	A community sewer system is defined as adequate if the system has unused capacity available for allocation. The required improvements for the approval of lots for sewage disposal vary according to the planned service time frame designation in the county water and sewerage plan.
Montgomery	Applications must be considered adequately served by water and sewerage if the subdivision is located in an area in which water and sewer service is presently available, is under construction, is designated by the County Council for extension of service within the first two years of a current approved Comprehensive Water and Sewerage Plan, or if the applicant provides a community sewerage system or meets Department of Permitting Services requirements for septic systems. Also considered adequate if improvements are scheduled in the first 5 years of the WSSC CIP.
Prince George's	The location of the property within the appropriate service area of the Ten Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.
Queen Anne's	Adequate sewer treatment must be available to serve the proposed development. Determinations regarding the adequacy of sewer facilities shall be based on wastewater generation demands adopted by the Department of Public Works. For properties not served by central sewer adequacy can be found only where the proposed development can meet the standards and requirements of the Department of Environmental Health.
St. Mary's	A water supply shall be considered adequate if it meets the applicable requirements of the Maryland Department of the Environment, the County Health Department, and the County Metropolitan Commission regulations.
Washington	All new subdivisions shall be served by adequate sewage disposal systems. Adequacy of an individual, on-site septic disposal system or a community or multi-use sewage disposal system shall be determined by the Planning Commission after receiving the recommendation and evaluation by the responsible review agency. Adequacy shall be evaluated according to the review agency's adopted guidelines, standards and policies. All parts of the sewage disposal system affected by the projected flow shall be considered in the evaluation.

Stormwater Drainage

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Stormwater
Anne Arundel	A storm drain system shall be considered adequate if: (1) the on-site drainage system and stormwater management system includes environmental site design to the maximum extent practicable, and is capable of conveying through and from the property the design flow of storm water runoff originating in the subdivision to an adequate outfall; and (2) the off-site drainage systems are capable of conveying to an adequate outfall the design flow of storm water originating in the subdivision.
Baltimore	The proposed drainage facilities shall be adequate to accommodate the amount of runoff that would be generated by the proposed development and the entire upstream area if the area were fully developed in accordance with County zoning regulations. Development must not increase the extent of the floodplain on neighboring properties.
Caroline	All subdivisions shall have a drainage outlet adequate in size and grade to efficiently remove stormwater and provide drainage for roads and all lots.
Charles	No current requirement, but a section has been reserved in the code for such purpose.
Prince George's	Proposed subdivisions shall demonstrate adequate control of the increased runoff due to the 10 year storm or other such standards as the State law or the County shall adopt, with stormwater control provided on-site.
St. Mary's	A storm drainage system shall be considered adequate if: (1) the on-site drainage system installed by the developer will be capable of conveying through and from the property the design flow of storm water runoff originating in the development during a 100-year flood; and (2) on-site and off-site drainage systems will be capable of conveying flows from undeveloped land upstream in the natural watershed, flows from existing and approved developments, without resulting in erosion, sedimentation or flooring of the receiving channel and downstream properties.

Health Care

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Health Care
Montgomery	Programmed services must be considered adequate for facilities such as police stations, firehouses, and health clinics unless there is evidence that a local area problem will be generated. Such a problem is one which cannot be overcome within the context of the approved Capital Improvements Program and operating budgets of the relevant agencies.

Fire

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Fire and Emergency Services
Anne Arundel	A development passes the test for adequate fire suppression facilities if in the scheduled completion year of the development the public water supply system, or a private fire protection water supply system approved by the Office of Planning and Zoning after consultation with the reviewing agencies, will be capable of providing adequate fire-flow.
Caroline	Fire protection services and facilities for the area in which the subdivision is located shall be adequate to protect the lives and property of the residents of the subdivision.
Carroll	Fire and emergency medical services are adequate if: (1) the projected total number of late and no responses is less than 15%, and the total number of no responses is less than 4% measures on a quarterly basis; (2) using an average over the previous 24 months, response time is 8 minutes or less from time of dispatch to on-scene arrival with adequate apparatus and personnel; and (3) all bridges and roads for the most direct route or acceptable secondary route to the project site are adequate to support fire and emergency apparatus.
Charles	A major subdivision having a W6 water service category must have an existing water source with all-weather access within four round-trip miles driving distance and accessible to the fire department using no more than 20 feet of hard sleeve.
Montgomery	Programmed services must be considered adequate for facilities such as police stations, firehouses, and health clinics unless there is evidence that a local area problem will be generated. Such a problem is one which cannot be overcome within the context of the approved Capital Improvements Program and operating budgets of the relevant agencies.
Prince George's	The population and/or employees generated by the proposed subdivision at each stage of the proposed subdivision must be within the adequate coverage area of the nearest fire and rescue station(s) as determined by the Planning Board guidelines; or an adequate fire and rescue station(s) available to serve the population and/or employees generated by the proposed subdivision has been programmed with 100 percent of the construction expenditures within the Capital Improvement Program, unless the construction of such improvements has not commenced within 9 years after the project is fully funded.
St. Mary's	The proposed development shall be considered adequately served by fire suppression facilities if: (1) it is served by an approved public (central) water supply system or multi-user water supply system capable of providing fire flow in accordance with the County standards; or (2) proposed development is served by private wells with fire flow and storage capabilities in accordance with the NFPA 1142 standard, and water for fire suppression shall be available within 1,000 feet of all single buildings under 12,000 sq. ft. area and on site for all single buildings over 12,000 sq. ft. area.
Washington	The County requires adequate interim fire protection systems in new commercial and industrial developments which are located in designated urban or town growth areas where public water service is not anticipated within two years. This interim fire protection system must be capable of providing the same level of fire protection as if it were connected to a public water system. The adequacy of an interim fire protection system shall be determined by the Planning Commission after receiving recommendations from various County and city departments. Standards established by the Maryland State Fire Marshal shall be used in the review and approval of the interim fire protection system.

Police

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Police
Carroll	Police services are adequate if the projected ratio of sworn law enforcement officers to population is 1.3:1000. Police services are approaching inadequate if the projected ratio of sworn law enforcement officers to population is between 1.2-1.3:1000, and thereby subject to permit restrictions.
Montgomery	Programmed services must be considered adequate for facilities such as police stations, firehouses, and health clinics unless there is evidence that a local area problem will be generated. Such a problem is one which cannot be overcome within the context of the approved Capital Improvements Program and operating budgets of the relevant agencies.
Prince George's	The population and/or employees generated by the proposed subdivision at each stage of the proposed subdivision must not exceed the service capacity of existing police stations as determined by the Planning Board guidelines; or an adequate police facility available to serve the population and/or employees generated by the proposed subdivision has been programmed with 100 percent of construction expenditures within the Capital Improvement Program.

Solid Waste

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Solid Waste Disposal
Caroline	Solid waste facilities serving the area in which the subdivision is located shall be adequate to handle the additional waste generated by the residents of the subdivision.

Timing

ADEQUATE PUBLIC FACILITIES PROVISIONS Timing of APFO Tests, 2012	
Jurisdiction	Timing
Anne Arundel	Before final subdivision plat approval.
Baltimore	Before building permits issued.
Calvert	Before final subdivision plat approval.
Caroline	Preliminary plat stage.
Carroll	Preliminary plan stage.
Charles	Preliminary plan stage.
Frederick	Prior to preliminary plat or site plan approval.
Harford	Preliminary plan stage.
Howard	Sketch plan stage.
Montgomery	Preliminary plan stage.
Prince George's	Preliminary plat stage.
Queen Anne's	Prior to submission of preliminary plat or site plan application, depending on the size and type of proposal.
St. Mary's	Preliminary plan stage.
Washington	Preliminary plat stage.

Exemptions

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Exemptions, 2012	
Jurisdiction	Exemptions
Anne Arundel	Lots owned by the developer for a minimum of 5 years, if plans 3 dwellings or less; <u>Schools Test</u> - non-residential subdivisions, religious facilities not containing a school, moderate income housing for the elderly, subdivisions that cannot generate children, a single family detached dwelling, agricultural preservation subdivisions, accessory apartments and caretaker dwellings in commercial districts; <u>Roads Test</u> - religious facilities not containing a school, a single family detached dwelling, agricultural preservation subdivisions; <u>Stormwater and Fire Tests</u> - a single family detached dwelling, agricultural preservation subdivisions; several exemptions for Odenton and Parole Growth Management Areas.
Baltimore	<u>Schools Test</u> - non-residential developments, elderly housing, emergency or transitional housing, sheltered housing for the handicapped or disables, community care facilities, child care centers or nursery schools, minor subdivisions.
Calvert	Subdivisions of five or fewer lots; the first three lots of a subdivision more than five lots; <u>Schools Test</u> - non-residential subdivisions, age-restricted housing communities.
Caroline	None.
Carroll	Off-conveyances; commercial and industrial projects; minor residential subdivisions; government uses of property and improvements; amendments that do not increase residential density over that already approved; residential subdivisions on property subject to an agricultural land preservation easement; <u>Schools Test</u> - retirement homes within a public water and public sewer service area.
Charles	<u>Roads and Water Tests</u> - minor subdivisions and non-residential subdivisions containing less than 1,200 square feet of floor area, except as that development requires public water and sewer; <u>Schools Test</u> - developments that cannot generate children.
Frederick	Minor residential subdivisions and public safety facilities; the first five lots from an original parcel; age-restricted housing meeting certain requirements; <u>Schools Test</u> - non-residential developments; <u>Roads Test</u> - developments which are expected to generate 50 or less peak hour trips.
Harford	<u>Schools Test</u> - transient housing; housing for the elderly and continuing care retirement communities; non-residential developments.
Howard	Subdivisions in agricultural preservation easements for dwellings of the owner or the owner's children; minor subdivisions which create the potential for only one additional dwelling unit for immediate family and owners with economic hardships; residential site development plans for single-family attached and detached housing; <u>Schools Test</u> - residential site development plans for multifamily projects that cannot generate children; nursing and residential care facilities; <u>Roads Test</u> - non-residential subdivisions; exempt governmental facilities, subdivisions that do not generate additional traffic, minor subdivision plans.
Montgomery	<u>Schools Test</u> - multifamily housing subdivisions for elderly or handicapped persons, multifamily housing units that cannot generate children; <u>Transportation Policy Test</u> - developments generating 3 or fewer peak hour trips; <u>Local Transportation Test</u> - developments generating fewer than 30 trips.
Prince George's	Developments for which a subdivision plan is not required (except in the Chesapeake Bay Critical Area); <u>School Test</u> - family conveyances; <u>Police and Fire Tests</u> - commercial and industrial developments.
Queen Anne's	Residential development of fewer than 20 new lots or units (except for <u>Schools Test</u>); <u>Schools Test</u> - developments of fewer than 6 new lots or units, subdivisions that cannot generate children; <u>Roads Test</u> - mixed use and non-residential subdivisions generating fewer than 25 peak hour trips; <u>Water and Sewer Tests</u> - mixed use and non-residential subdivisions of less than 10,000 square feet, non-residential developments with water and wastewater demands that do not exceed 250 gallons per day.
St. Mary's	Residential subdivisions creating no more than 2 family lots; minor site plans for non-residential developments containing less than 5,000 square feet of floor area; <u>Schools Test</u> - non-residential development, developments that cannot generate children.
Washington	Subdivisions approved by the simplified plat procedure; <u>Schools Test</u> - non-residential development, development that cannot generate children, schools and public safety facilities, minor subdivisions; <u>Roads Test</u> - subdivisions of 5 or fewer lots from lots of 25 acres or more, transfer to immediate family.

Appendix B: Municipal APFO Summary Tables

Summary

FACILITIES EVALUATED IN ADEQUATE PUBLIC FACILITIES ORDINANCES IN MARYLAND Municipal Regulations, 2012										
Jurisdiction	Schools	Roads	Water	Sewer	Stormwater Drainage	Health Care	Fire	Police	Solid Waste Disposal	Parks and Recreation
Aberdeen (Harford)	x									
Annapolis (Anne Arundel)	x	x	x	x	x		x	x	x	x
Bel Air (Harford)	x									
Boonsboro (Washington)	x	x	x	x						
Brunswick (Frederick)	x	x	x	x						
Frederick (Frederick)	x	x	x	x						
Funkstown (Washington)	#	#	#	#			#			
Hagerstown (Washington)	x	*	*	*						
Hampstead (Carroll)	x	x	x	x			x	x	x	
Indian Head (Charles)	x	x	x	x	x		x			
Keedysville (Washington)	x	x	x	x			x			
La Plata (Charles)	x									
Laurel (Pr. George's, Anne Arundel, Howard)	x	x	x	x			x	x		x
Manchester (Carroll)	x	x	x	x			x	x		
Mount Airy (Frederick, Carroll)	x	x	x	x			x	x		x
Poolesville (Montgomery)	x	x	x	x		x	x	x		
Ridgely (Caroline)	x	x	x	x	x		x	x	x	
Rockville (Montgomery)	x	x	x	x			x			
Smithsburg (Washington)	x	x	x	x			x			
Sykesville (Carroll)	x	x	x	x	x	x	x	x	x	
Taneytown (Carroll)	x	x	x	x	x		x	x	x	x
Thurmont (Frederick)	x	x	x	x						
Union Bridge (Carroll)	x	x	x	x	x		x	x	x	x
Walkersville (Frederick)	x		x							
Westminster (Carroll)	x	x	x	x	x	x	x	x	x	
Williamsport (Washington)	#	#	#	#			#			

* = section reserved

= town has adopted the county ordinance

Sources

FACILITIES EVALUATED IN ADEQUATE PUBLIC FACILITIES ORDINANCES IN MARYLAND Municipal Regulations, 2012	
Jurisdiction	Source
Aberdeen (Harford)	Aberdeen City Code, Chapter 302
Annapolis (Anne Arundel)	Annapolis City Code, Title 22
Bel Air (Harford)	Bel Air Town Code, Chapter 165, Article II, Section 21
Boonsboro (Washington)	Boonsboro Town Ordinance for Growth Management
Brunswick (Frederick)	Brunswick Town Adequate Public Facilities Ordinance
Frederick (Frederick)	Frederick City Code, Part II, Chapter 4
Funkstown (Washington)	Washington County Adequate Public Facilities Ordinance
Hagerstown (Washington)	Hagerstown City Adequate Public Facilities Ordinance
Hampstead (Carroll)	Hampstead Town Code, Article VI, Section 22
Indian Head (Charles)	Indian Head Town Zoning Ordinance, Article XIX
Keedysville (Washington)	Keedysville Town Adequate Public Facilities Ordinance
La Plata (Charles)	La Plata Town Code, Chapter 173, Article IX
Laurel (Pr. George's, Anne Arundel, Howard)	Laurel City Unified Land Development Code, Chapter 20, Article II, Division 1, Section 29, Subsection 7
Manchester (Carroll)	Manchester Town Code, Chapter 200, Section 8
Mount Airy (Frederick, Carroll)	Mount Airy Town Code, Chapter 25, Article II
Poolesville (Montgomery)	Poolesville Town Subdivision Regulations, Section 34
Ridgely (Caroline)	Ridgely Town Zoning Ordinance, Chapter 20
Rockville (Montgomery)	Rockville City Adequate Public Facilities Standards
Smithsburg (Washington)	Smithsburg Town Code, Chapter 10, Section 5
Sykesville (Carroll)	Sykesville Town Code, Chapter 145, Section 5
Taneytown (Carroll)	Taneytown Town Code, Chapter 180, Section 22
Thurmont (Frederick)	Thurmont Town Adequate Public Facilities Ordinance
Union Bridge (Carroll)	Union Bridge Town Code, Chapter 220, Article 13
Walkersville (Frederick)	Walkersville Town Code, Chapter 89
Westminster (Carroll)	Westminster City Code, Chapter 164, Section 198
Williamsport (Washington)	Washington County Adequate Public Facilities Ordinance

Schools

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Schools
Aberdeen (Harford)	115% of state-rated capacity.
Bel Air (Harford)	115% of state-rated capacity; 2 year wait period.
Boonsboro (Wash.)	Elementary schools - 90% of state-rated capacity. Middle and high schools - 100% of state-rated capacity. Considers the next year of the County CIP.
Brunswick (Frederick)	Elementary schools - 105% of state-rated capacity. Middle and high schools - 110% of state-rated capacity. Considers first 2 years of the County CIP.
Frederick (Frederick)	100% of state-rated capacity.
Funkstown (Wash.)	Elementary schools - 90% of state-rated capacity. Middle and high schools - 100% of state-rated capacity. Options to request redistricting or create improvements.
Hagerstown (Wash.)	Elementary schools - 90% of state-rated capacity. Middle and high schools - 100% of state-rated capacity.
Hampstead (Carroll)	Elementary schools - 105% of locally-rated capacity. Middle and high schools - 110% of locally-rated capacity. 100-105% is "approaching inadequate" for elementary schools and 100-110% is "approaching inadequate" for middle and high schools, and subject to a phasing restrictions. Considers first 3 years of County CIP.
Indian Head (Charles)	No standards specified.
Keedysville (Wash.)	105% of state-rated capacity.
La Plata (Charles)	The Town Council annually shall determine the number of school seats that the town will make available for allocation for new residential development in the town during the town's ensuing fiscal year, with a minimum of 100 seats made available. The Council shall divide the seats available for allocation into sub-pools including: (1) Proposed subdivisions consisting of at least 50 lots that have received preliminary plat approval; (2) Proposed subdivisions consisting of less than 50 lots that have received preliminary plat approval; (3) Lots in recorded subdivisions that have 50 or more remaining vacant lots for residential development, which shall contain at least 20% of allocated seats; (4) Other existing recorded lots and parcels of land that could be developed for residential uses, which shall contain at least 20% of allocated seats.
Laurel (Pr. Geo's, Anne Arr., Ho.)	The Planning Commission shall consider the availability within a reasonable distance, and the adequacy of school services.
Manchester (Carroll)	Elementary and middle schools - 105% of state-rated capacity. High schools - 110% of state-rated capacity. 101-105% is "approaching inadequate" for elementary and middle schools and 101-110% is "approaching inadequate" for high schools, and subject to a phasing restrictions. Considers first 3 years of County CIP.
Mount Airy (Fred., Carr.)	100% of locally-rated capacity. 100-105% is "approaching inadequate" for elementary schools and 100-109% is "approaching inadequate" for middle and high schools, and subject to a phasing restrictions.
Poolesville (Montgomery)	Facilities may be determined to be adequate to service a tract of land or an affected area when current schools are adequate and the applicant provides written assurances that adequate public utility services will be available to serve the proposed subdivision.
Ridgely (Caroline)	The Planning Commission shall determine whether existing or planned public facilities are adequate to serve the needs of the subdivision or development.
Rockville (Montgomery)	110% of county-rated capacity. Considers first 2 years of the County CIP.

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction (cont.)	Schools (cont.)
Smithsburg (Wash.)	Elementary schools - 90% of state-rated capacity. Middle and high schools - 100% of state-rated capacity. Considers the next year of the County CIP.
Sykesville (Carroll)	Adequacy determined by the Town Council and Town Planning and Zoning Commission based on recommendations of adequacy required from the applicable Town and County departments or agencies.
Taneytown (Carroll)	Elementary Schools - 105% of state-rated capacity. Middle and high schools - 110% of state-rated capacity. If schools attaining these levels of adequacy open within 5 years, then development can be approved subject to phasing restrictions.
Thurmont (Frederick)	100% of state-rated capacity.
Union Bridge (Carroll)	The Planning Commission shall ensure adequate provisions for public facilities and improvements.
Walkersville (Frederick)	105% of state-rated capacity.
Westminster (Carroll)	Adequacy determined by the Planning Commission based on recommendations of adequacy required from the appropriate City, County, and State departments or agencies.
Williamsport (Wash.)	Elementary schools - 90% of state-rated capacity. Middle and high schools - 100% of state-rated capacity. Options to request redistricting or create improvements.

Transportation

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Transportation
Annapolis (Anne Arundel)	Development must undergo a traffic analysis whose results will be incorporated into any APFO considerations. Proposed projects shall be served by adequate bicycle facilities and sidewalks. Where a proposed project abuts an existing or planned bus line, the proposed project shall be served by a bus shelter at all existing and planned bus stops on roadways throughout the proposed project. Signalized intersections adjacent to proposed projects shall have the appurtenances necessary for adequate bicycle, pedestrian, and transit facilities.
Boonsboro (Wash.)	Existing public roads that serve the development shall meet the minimum standards for the Town, County, or State, depending on the road.
Brunswick (Frederick)	Roads and intersections shall be considered adequate if a LOS "D" or better is maintained. Roadway links shall be determined to be acceptable if actual capacity does not exceed 80% of rated capacity.
Funkstown (Wash.)	The minimum LOS acceptable for road segments in all areas shall be LOS "D". The minimum LOS acceptable for intersections in Urban and Town Growth Areas is LOS "D", and in all other areas LOS "C". If existing road is a state highway, then the State Highway Access Manual applies, which has a standard LOS "D" for intersections.
Hagerstown (Wash.)	No current requirement, but a section has been reserved in the code for such purpose.
Hampstead (Carroll)	A minimum rating of LOS "D" will be deemed adequate.
Indian Head (Charles)	The minimum LOS is "C" for off-peak hours and "D" for peak hour. If the existing level of service of the affected road or street is less than the standard above, then the transportation facility will be considered adequate if the proposed development degrades the facility by more than a factor of 0.01 based on the volume to capacity ratio.
Keedysville (Wash.)	Existing public roads that serve the development shall meet the minimum standards for the Town, County, or State, depending on the road.
Laurel (Pr. Geo's, Anne Arr., Ho.)	The Planning Commission shall consider the availability of access roads adequate to serve traffic which would be generated by the subdivision. Considers the adopted Master Plan, CIP, and State Highway program. It shall also consider the location of the development in relationship to public transit, including rail or bus systems, and potential impact on those facilities.
Manchester (Carroll)	A minimum rating of LOS "D" will be deemed adequate.
Mount Airy (Fred., Carr.)	Town roads and intersections shall have a LOS "A" or "B" or better. County and State roads shall have a LOS "C" or better. If the existing level of service of the affected street or intersection is less than the rating of "A", "B" or "C" as applicable, but not below level of service "D", then such street or intersection will still be considered adequate, provided the proposed development project will not degrade such street or intersection by more than 2% based on the volume-to-capacity ratio. LOS "C" for Town roads and LOS "D" for County and State roads are "approaching inadequate" and subject to phasing restrictions.
Poolesville (Montgomery)	The subdivision shall be deemed adequately accessible via roads if existing roads are adequate to accommodate the traffic that would be generated by the subject subdivision in addition to existing traffic, and are publicly maintained all-weather roads. Existing or proposed street access within the tract or area is adequate if the streets are not detrimental and would not result in the inability to develop adjacent lands in conformity with sound planning practices, will not cause existing street patterns to be fragmented, and will not create a congested or hazardous condition.
Ridgely (Caroline)	The Planning Commission shall determine whether existing or planned public facilities are adequate to serve the needs of the subdivision or development.
Rockville (Montgomery)	Adequacy depends on proximity to transit; less strict congestion standards are applied to areas within 7/10ths of a mile of multimodal transit facilities. Adequacy addresses all modes of transportation, with the review focusing on auto, transit, pedestrian, and bicycle levels of service.
Smithsburg (Wash.)	An existing road is determined to be adequate if it accommodates the traffic flow projected to be generated from the new development when combines with existing traffic flow.

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction (cont.)	Transportation (cont.)
Sykesville (Carroll)	Adequacy determined by the Town Council and Town Planning and Zoning Commission based on recommendations of adequacy required from the applicable Town, County, and State departments or agencies.
Taneytown (Carroll)	City roads and intersections shall have a LOS "A" or "B" or better. County and State roads shall have a LOS "C" or better. If the existing level of service of the affected street or intersection is less than the rating of "A", "B" or "C" as applicable, but not below level of service "D", then such street or intersection will still be considered adequate, provided the proposed development project will not degrade such street or intersection by more than 2% based on the volume-to-capacity ratio. LOS "C" for Town roads and LOS "D" for County and State roads are "approaching inadequate" and subject to phasing restrictions.
Thurmont (Frederick)	Roads and intersections shall be considered adequate if a LOS "D" or better is maintained. In any designation, the applicant may also be requested to provide roadway mitigation in cases where the LOS meets the criteria but changes the grades by more than three levels. Roadway links shall be determined to be acceptable if actual capacity does not exceed 80% of rated capacity.
Union Bridge (Carroll)	The Planning Commission shall ensure adequate provisions for public facilities and improvements.
Westminster (Carroll)	Adequacy determined by the Planning Commission based on recommendations of adequacy required from the appropriate City, County, and State departments or agencies.
Williamsport (Wash.)	The minimum LOS acceptable for road segments in all areas shall be LOS "D". The minimum LOS acceptable for intersections in Urban and Town Growth Areas is LOS "D", and in all other areas LOS "C". If existing road is a state highway, then the State Highway Access Manual applies, which has a standard LOS "D" for intersections.

Water

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Water
Annapolis (Anne Arundel)	Each project shall be served by sufficient public water for supply and reserve capacity, as determined by the Director of Public Works in accordance with commonly accepted standards. There shall be adequate storage in the facilities to satisfy the recommendations of the American Water Works Association (AWWA). In the case of the water distribution system there shall be adequate capacity within the system to be able to deliver to a fire scene a minimum of two thousand gallons per minute of water, at a minimum residual pressure of 20 PSI at each fire hydrant.
Boonsboro (Wash.)	All new development shall be served by adequate water supply and distribution system which provides sufficient water and service pressure for domestic consumption and fire protection. Adequacy of a community or multi-use water supply and distribution system shall be determined by the Planning Commission after receiving the recommendation and evaluation by the Town Municipal Utilities Commission. All parts of the water supply and distribution system affected by the projected flow shall be considered in the evaluation.
Brunswick (Frederick)	A public or private water system shall be considered adequate if: (1) the source facilities, storage tanks and local pumping stations have sufficient available capacity to provide maximum day demand to the proposed development and meet peak hour demand in addition to fire flow; and (2) the distribution system is capable of providing normal required pressure as well as minimal residual pressure to the proposed development. No new private wells will be authorized.
Frederick (Frederick)	Water line capacity is deemed adequate if: (1) the storage tanks, lines, and local pumping stations have sufficient available capacity to provide maximum daily demand to the proposed development and meet peak hour demand in addition to fire flow, taking into account existing and approved system demands; and (2) the existing distribution system is capable of providing normal required pressure as well as minimal residual pressure to the proposed development.
Funkstown (Wash.)	All new development shall be served by an adequate water supply and distribution system that provides sufficient water and service pressure for domestic consumption and fire protection. Adequacy is determined by the Planning Commission after receiving recommendation from the responsible review agency. Adequacy shall be determined according to the agency's adopted guidelines, standards and policies. All parts of the water supply and distribution system affected by the projected water needs of the new development shall be considered.
Hagerstown (Wash.)	No current requirement, but a section has been reserved in the code for such purpose.
Hampstead (Carroll)	The existing water system of the Town must have the excess capacity to service the proposed subdivision.
Indian Head (Charles)	The town's water supply system shall be considered adequate if the source facilities have sufficient available capacity to provide the maximum daily demand to the proposed development, storage tanks have sufficient available capacity to provide peak hour demand, local pumping station have sufficient available capacity to provide maximum day demand where storage facilities are available on the discharge side or fire flow where storage facilities are not available; and the distribution system is capable of providing normal required pressure and minimum residual pressure under fire flow for the type of development planned.
Keedysville (Wash.)	All new development shall be served by adequate water supply and distribution system which provides sufficient water and service pressure for domestic consumption and fire protection. Adequacy of a community or multi-use water supply and distribution system shall be determined by the Planning Commission after receiving the recommendation and evaluation by the Town Water Board. All parts of the water supply and distribution system affected by the projected flow shall be considered in the evaluation.
Laurel (Pr. Geo's, Anne Arr., Ho.)	Subdivisions or developments which meet the following criteria shall be deemed adequate: (1) the proposed density is in accord with an adopted plan, or as approved within a Revitalization Overlay Area consistent with the regulations and intent of such areas; and (2) individual water and sewer systems, if pre-existing must be capable of meeting all local, county, and state requirements.

ADEQUATE PUBLIC FACILITIES PROVISIONS
Level of Service Standards, 2012

Jurisdiction (cont.)	Water (cont.)
Manchester (Carroll)	The Commission shall require that all proposed subdivisions comply with water requirements according to the regulations of the Town Code.
Mount Airy (Fred., Carr.)	Service is adequate if the municipal water system is certified as having sufficient available capacity to provide maximum day demand and meet peak-hour demand in addition to fire flow to each "equivalent dwelling unit" or projected usage per lot of the proposed development project without exceeding 80% of overall system capacity. Projected capacity between 80% and 88% is "approaching inadequate" and subject to phasing restrictions.
Poolesville (Montgomery)	Facilities may be determined to be adequate when adequate water service has been allocated to the tract or area in accordance with the Water & Sewer Allocation List approved by the Town Commissioners.
Ridgely (Caroline)	The Planning Commission shall determine whether existing or planned public facilities are adequate to serve the needs of the subdivision or development.
Rockville (Montgomery)	Any proposed development that would create total water demand in the City that would exceed available supply less a reasonable reserve for fire-flow shall not be approved. Any proposed development for which a minimum fire-flow of 1,000 gallons per minute, or where such fire-flow will not be available from hydrants located within 500 feet of any structure within the development not provided with sprinklers, shall not be approved.
Smithsburg (Wash.)	All new development shall be served by an adequate water supply and distribution system that provides sufficient water and service pressure for domestic consumption and fire protection. Adequacy is determined by the Planning Commission after receiving recommendation from the responsible review agency. Adequacy shall be determined according to the agency's adopted guidelines, standards and policies. All parts of the water supply and distribution system affected by the projected water needs of the new development shall be considered.
Sykesville (Carroll)	Adequacy determined by the Town Council and Town Planning and Zoning Commission based on recommendations of adequacy required from the applicable Town and County departments or agencies.
Taneytown (Carroll)	The proposed development's water demand, including source, storage and transmission, shall not exceed the capacity of the City's existing water system with improvements proposed as part of the subdivision plan.
Thurmont (Frederick)	The Municipal water system shall be considered adequate if: (1) the source facilities, storage tanks and pumping stations have sufficient available capacity to serve the proposed development in addition to fire flow; and (2) the distribution system is capable of providing normal required pressure as well as minimal residual pressure to the proposed development. Available capacity shall be determined as being 80% of the Town's rated well capacity minus the town's current maximum day demand.
Union Bridge (Carroll)	No standards specified.
Walkersville (Frederick)	The Town's water system shall be considered adequate if: (1) the source facilities, treatment facilities, storage tanks and pumping stations have sufficient available capacity to serve the proposed development and peak hour demand in addition to fire flow; and (2) the distribution system is capable of providing normal required pressure as well as minimal residual pressure to the proposed development.
Westminster (Carroll)	Adequacy determined by the Planning Commission based on recommendations of adequacy required from the appropriate City, County, and State departments or agencies.
Williamsport (Wash.)	All new development shall be served by an adequate water supply and distribution system that provides sufficient water and service pressure for domestic consumption and fire protection. Adequacy is determined by the Planning Commission after receiving recommendation from the responsible review agency. Adequacy shall be determined according to the agency's adopted guidelines, standards and policies. All parts of the water supply and distribution system affected by the projected water needs of the new development shall be considered.

Sewer

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Sewer
Annapolis (Anne Arundel)	Each project shall be served by sufficient public sewage for sewage flows, as determined by the Director of Public Works in accordance with commonly accepted standards.
Boonsboro (Wash.)	All new subdivisions and development shall be served by adequate sewage disposal systems. Adequacy of a community or multi-use sewage disposal system shall be determined by the Planning Commission after receiving the recommendation and evaluation by the Town Municipal Utilities Commission. All parts of the sewage disposal system affected by the projected flow shall be considered in the evaluation.
Brunswick (Frederick)	A sewerage system shall be considered adequate if the systems designed to serve the proposed development are sufficient to accommodate ultimate peak flows. No new private septic systems will be authorized.
Frederick (Frederick)	Sewer line capacity is deemed adequate if, given existing connections, future connections from buildings under construction, and recorded lots for which allocations have been made, the sewer interceptors, lines, and local pump stations have sufficient capacity to accommodate the ultimate peak flow for the proposed project. The director of public works shall evaluate sanitary sewer basin treatment capacity to determine if sufficient wastewater treatment capacity remains.
Funkstown (Wash.)	All new subdivisions shall be served by adequate sewage disposal systems. Adequacy of an individual, on-site septic disposal system or a community or multi-use sewage disposal system shall be determined by the Planning Commission after receiving the recommendation and evaluation by the responsible review agency. Adequacy shall be evaluated according to the review agency's adopted guidelines, standards and policies. All parts of the sewage disposal system affected by the projected flow shall be considered in the evaluation.
Hagerstown (Wash.)	No current requirement, but a section has been reserved in the code for such purpose.
Hampstead (Carroll)	The county shall certify to their ability to provide the sewerage capacity for the proposed subdivision.
Indian Head (Charles)	The sewerage system shall be considered adequate if all parts of the sewage disposal system to serve the proposed development are designed to accommodate expected ultimate peak flows from the development.
Keedysville (Wash.)	All new subdivisions and development shall be served by adequate public sewage disposal systems. Adequacy of a community or multi-use sewage disposal system shall be determined by the Planning Commission after receiving the recommendation and evaluation by the appropriate agencies. All parts of the sewage disposal system affected by the projected flow shall be considered in the evaluation.
Laurel (Pr. Geo's, Anne Arr., Ho.)	Subdivisions or developments which meet the following criteria shall be deemed adequate: (1) the proposed density is in accord with an adopted plan, or as approved within a Revitalization Overlay Area consistent with the regulations and intent of such areas; and (2) individual water and sewer systems, if pre-existing must be capable of meeting all local, county, and state requirements.
Manchester (Carroll)	The Town Public Works Director shall certify as to the Town ability to provide the sewerage capacity necessary for the proposed subdivision.
Mount Airy (Fred., Carr.)	Service is adequate if the municipal sanitary sewer system is certified to provide the sewerage capacity necessary for the proposed development project without exceeding 80% of overall system capacity. Projected capacity between 80% and 88% is "approaching inadequate" and subject to phasing restrictions.

ADEQUATE PUBLIC FACILITIES PROVISIONS
Level of Service Standards, 2012

Jurisdiction (cont.)	Sewer (cont.)
Poolesville (Montgomery)	Facilities may be determined to be adequate when adequate sewer service has been allocated to the tract or area in accordance with the Water & Sewer Allocation List approved by the Town Commissioners.
Ridgely (Caroline)	The Planning Commission shall determine whether existing or planned public facilities are adequate to serve the needs of the subdivision or development.
Rockville (Montgomery)	Any proposed development that would cause the City to exceed the treatment capacity available to it at the Blue Plains Treatment Plant or other facilities provided by WSSC shall not be approved. Any development for which transmission capacity in the City or WSSC system to Blue Plains or another treatment facility will not be available concurrently with the anticipated demand shall not be approved.
Smithsburg (Wash.)	All new subdivisions shall be served by adequate sewage disposal systems. Adequacy of an individual, on-site septic disposal system or a community or multi-use sewage disposal system shall be determined by the Planning Commission after receiving the recommendation and evaluation by the responsible review agency. Adequacy shall be evaluated according to the review agency's adopted guidelines, standards and policies. All parts of the sewage disposal system affected by the projected flow shall be considered in the evaluation.
Sykesville (Carroll)	Adequacy determined by the Town Council and Town Planning and Zoning Commission based on recommendations of adequacy required from the applicable Town and County departments or agencies.
Taneytown (Carroll)	The proposed development's sewage requirements, including conveyance and treatment, shall not exceed the capacity of the City's existing sewer system with improvements proposed as part of the subdivision plan.
Thurmont (Frederick)	The municipal sewerage system shall be considered adequate if the systems designed to serve the proposed development are sufficient based on MDE rated capacity to accommodate ultimate peak flows.
Union Bridge (Carroll)	The Planning Commission shall ensure adequate provisions for public facilities and improvements.
Westminster (Carroll)	Adequacy determined by the Planning Commission based on recommendations of adequacy required from the appropriate City, County, and State departments or agencies.
Williamsport (Wash.)	All new subdivisions shall be served by adequate sewage disposal systems. Adequacy of an individual, on-site septic disposal system or a community or multi-use sewage disposal system shall be determined by the Planning Commission after receiving the recommendation and evaluation by the responsible review agency. Adequacy shall be evaluated according to the review agency's adopted guidelines, standards and policies. All parts of the sewage disposal system affected by the projected flow shall be considered in the evaluation.

Stormwater Drainage

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Stormwater
Annapolis (Anne Arundel)	All public and private stormwater infrastructure as installed within a receiving drainage area shall be capable of handling a ten-year storm as calculated prior to installation.
Indian Head (Charles)	The adequacy of a storm drainage system considers whether the on-site or off-site drainage system to be installed by the developer will be capable of conveying the design flow of stormwater runoff originating in the development, in addition to any flow from existing and future upstream developments, without resulting in erosion, sedimentation or flooding.
Ridgely (Caroline)	The Planning Commission shall determine whether existing or planned public facilities are adequate to serve the needs of the subdivision or development.
Sykesville (Carroll)	Adequacy determined by the Town Council and Town Planning and Zoning Commission based on recommendations of adequacy required from the applicable Town and County departments or agencies.
Taneytown (Carroll)	The adequacy of a storm drainage system considers whether the on-site or off-site drainage system to be installed by the developer will be capable of conveying the design flow of stormwater runoff originating in the development, in addition to any flow from existing and future upstream developments.
Union Bridge (Carroll)	The Planning Commission shall ensure adequate provisions for public facilities and improvements.
Westminster (Carroll)	Adequacy determined by the Planning Commission based on recommendations of adequacy required from the appropriate City, County, and State departments or agencies.

Health Care

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Health Care
Poolesville (Montgomery)	Facilities may be determined to be adequate to service a tract of land or an affected area when current physical health clinics are adequate and the applicant provides written assurances that adequate public utility services will be available to serve the proposed subdivision.
Sykesville (Carroll)	Adequacy determined by the Town Council and Town Planning and Zoning Commission based on recommendations of adequacy required from the applicable Town and County departments or agencies.
Westminster (Carroll)	Adequacy determined by the Planning Commission based on recommendations of adequacy required from the appropriate City, County, and State departments or agencies.

Fire

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Fire and Emergency Services
Annapolis (Anne Arundel)	Measured annually, response times shall be, for 90% of incidents: (1) for fire, within 4 minutes for the initial response or within 8 minutes for full alarm assignment; (2) for Emergency Management Service (EMS) first responder with Automated External Defibrillator, within 4 minutes; and (3) for EMS with Advanced Life Support (ALS), within 8 minutes. Fire flow and flow duration shall be maintained at levels of service throughout the City in compliance with fire prevention codes.
Funkstown (Wash.)	The Town requires adequate interim fire protection systems in new commercial and industrial developments which are located in designated urban or town growth areas where public water service is not anticipated within two years. This interim fire protection system must be capable of providing the same level of fire protection as if it were connected to a public water system. The adequacy of an interim fire protection system shall be determined by the Planning Commission after receiving recommendations from various Town departments. Standards established by the Maryland State Fire Marshal shall be used in the review and approval of the interim fire protection system.
Hampstead (Carroll)	The County Fire Protection Engineer shall certify that the local Fire Department has the ability to adequately access and provide the proposed subdivision with fire protection and emergency services.
Indian Head (Charles)	A proposed development shall be considered adequately served if: (1) the availability of a fire apparatus that has a pump with a rated capacity of 250 gpm or more at 150 psi; (2) a water system capable of delivering 250 gpm or more for a period of two hours, plus consumption at the maximum daily rate at a fire location; and (3) the needed fire flow for selected locations is based on a variety of factors.
Keedysville (Wash.)	The Town requires adequate interim fire protection systems in new commercial and industrial developments of more than 2,000 square feet which are located in designated urban or town growth areas where public water service is not anticipated within two years. This interim fire protection system must be capable of providing the same level of fire protection as if it were connected to a public water system. The adequacy of an interim fire protection system shall be determined by the Planning Commission after receiving recommendations from the Town Water Board. Standards established by the Maryland State Fire Marshal shall be used in the review and approval of the interim fire protection system.
Laurel (Pr. Geo's, Anne Arr., Ho.)	The Planning Commission shall consider the availability within a reasonable distance, and the adequacy of fire services or other public services deemed necessary.
Manchester (Carroll)	The proposed subdivision shall be certified by the County Fire Protection Engineer and the Chief of the Town Fire Department as to the Town ability to adequately access the proposed subdivision and to adequately respond and provide the necessary fire protection and emergency services.
Mount Airy (Fred., Carr.)	Services are adequate if: (1) Projected number of late and no responses is less than 15%, and the total number of no responses is less than 4%, measured on a quarterly basis; (2) Using an average over the previous 12 months, response time is eight minutes or less from time of dispatch to on-scene arrival with adequate apparatus and personnel 90% of the time; (3) All bridges and roads for the most direct route or acceptable secondary route to the proposed development project are adequate to support fire and emergency response apparatus; and (4) There exists sufficient water flow, from hydrants or other acceptable water sources, for use by emergency response apparatus to serve the proposed development project.

ADEQUATE PUBLIC FACILITIES PROVISIONS
Level of Service Standards, 2012

Jurisdiction (cont.)	Fire and Emergency Services (cont.)
Poolesville (Montgomery)	Facilities may be determined to be adequate to service a tract of land or an affected area when current physical firehouses are adequate and the applicant provides written assurances that adequate public utility services will be available to serve the proposed subdivision.
Ridgely (Caroline)	The Planning Commission shall determine whether existing or planned public facilities are adequate to serve the needs of the subdivision or development.
Rockville (Montgomery)	Higher-risk uses shall be allowed only where a full response from 3 stations within 10 minutes is possible: schools with the exception of relocatable classrooms; hospitals; nursing homes; commercial buildings over 3 stories high with no sprinklers; places of assembly seating more than 500.
Smithsburg (Wash.)	The Town requires adequate interim fire protection systems in new commercial and industrial developments which are located in designated urban or town growth areas where public water service is not anticipated within two years. This interim fire protection system must be capable of providing the same level of fire protection as if it were connected to a public water system. The adequacy of an interim fire protection system shall be determined by the Planning Commission after receiving recommendations from various Town departments. Standards established by the Maryland State Fire Marshal shall be used in the review and approval of the interim fire protection system.
Sykesville (Carroll)	Adequacy determined by the Town Council and Town Planning and Zoning Commission based on recommendations of adequacy required from the applicable Town and County departments or agencies.
Taneytown (Carroll)	Services are adequate if the City can adequately access and provide the site with fire protection and emergency services, and serve the site within 10 minutes with a standard of late of no response not more than 15%, or no response of not more than 4%.
Union Bridge (Carroll)	The Planning Commission shall ensure adequate provisions for public facilities and improvements.
Westminster (Carroll)	Adequacy determined by the Planning Commission based on recommendations of adequacy required from the appropriate City, County, and State departments or agencies.
Williamsport (Wash.)	The Town requires adequate interim fire protection systems in new commercial and industrial developments which are located in designated urban or town growth areas where public water service is not anticipated within two years. This interim fire protection system must be capable of providing the same level of fire protection as if it were connected to a public water system. The adequacy of an interim fire protection system shall be determined by the Planning Commission after receiving recommendations from various Town departments. Standards established by the Maryland State Fire Marshal shall be used in the review and approval of the interim fire protection system.

Police

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Police
Annapolis (Anne Arundel)	The ratio of police officers shall not be less than 3.2 officers per every one thousand City residents. The average response time within the City shall not be greater than two minutes and thirty seconds for a priority one emergency response and for the initial annual period. Any subsequent average response time shall not increase more than ten percent from the annual period immediately prior.
Hampstead (Carroll)	A ratio of one officer to every 1,000 citizens shall be deemed adequate.
Laurel (Pr. Geo's, Anne Arr., Ho.)	The Planning Commission shall consider the availability within a reasonable distance, and the adequacy of police services.
Manchester (Carroll)	A ratio of one officer to every 1,000 citizens shall be deemed adequate.
Mount Airy (Fred., Carr.)	Services are adequate if the ratio of police personnel to population will not exceed 1,000 people for one officer, including Sheriff patrols and additional state police or county patrols serving the Town.
Poolesville (Montgomery)	Facilities may be determined to be adequate to service a tract of land or an affected area when current physical police stations are adequate and the applicant provides written assurances that adequate public utility services will be available to serve the proposed subdivision.
Ridgely (Caroline)	The Planning Commission shall determine whether existing or planned public facilities are adequate to serve the needs of the subdivision or development.
Sykesville (Carroll)	Adequacy determined by the Town Council and Town Planning and Zoning Commission based on recommendations of adequacy required from the applicable Town and County departments or agencies.
Taneytown (Carroll)	Services are adequate if the ratio of police officers to citizens is not more than two officers per every 1,000 residents considering City and any significant county and/or state coverage. If the ratio is greater, but the City has plans to add police protection within 3 years to reach the adequate level, then development can be approved subject to phasing restrictions.
Union Bridge (Carroll)	The Planning Commission shall ensure adequate provisions for public facilities and improvements.
Westminster (Carroll)	Adequacy determined by the Planning Commission based on recommendations of adequacy required from the appropriate City, County, and State departments or agencies.

Solid Waste

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Solid Waste Disposal
Annapolis (Anne Arundel)	New development must have safe and efficient service provided in the areas of trash pick-up and snow removal defined by the Director of Public Works.
Hampstead (Carroll)	Service is adequate if the City has adequate ability to provide the site with solid waste removal under the current contract.
Manchester (Carroll)	The appropriate agencies shall certify the adequacy of solid waste disposal facilities.
Ridgely (Caroline)	The Planning Commission shall determine whether existing or planned public facilities are adequate to serve the needs of the subdivision or development.
Sykesville (Carroll)	Adequacy determined by the Town Council and Town Planning and Zoning Commission based on recommendations of adequacy required from the applicable Town and County departments or agencies.
Taneytown (Carroll)	Service is adequate if the City has adequate ability to provide the site with solid waste removal under the current contract. If a secondary or new contract is planned to be in place to serve homes as they are occupied, then development can be approved subject to phasing restrictions.
Union Bridge (Carroll)	The Planning Commission shall ensure adequate provisions for public facilities and improvements.
Westminster (Carroll)	Adequacy determined by the Planning Commission based on recommendations of adequacy required from the appropriate City, County, and State departments or agencies.

Parks and Recreation

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Standards, 2012	
Jurisdiction	Parks & Recreation
Annapolis (Anne Arundel)	Development shall have 1,000 square feet of public recreational space per each single-family detached dwelling unit, 750 sq. ft. of public recreational space per each single-family attached dwelling unit, and 500 sq. ft. of public recreational space per each multifamily dwelling unit, two-family dwelling unit, or dwelling unit above the ground floor of nonresidential uses, within such proposed project or within a public recreational facility within one-half miles of the proposed project.
Laurel (Pr. Geo's, Anne Arr., Ho.)	The Planning Commission shall consider the availability within a reasonable distance, and the adequacy of park and recreation services.
Mount Airy (Fred., Carr.)	Provisions are adequate if the ratio of parks and open space acreage to population will meet or exceed at least three acres per 100 persons. Until such time as the Town's inventory of parks and open space meets the standard, the Planning Commission may waive strict application of the standard, provided that each development project that is granted a waiver provides at least three acres of park and open space per 100 persons, of projected population from residents in the proposed development project.
Taneytown (Carroll)	Facilities are adequate if the City Planning and Zoning Commission determines that all City and regional park facilities are adequate to provide recreational opportunities for new development, consulting with the appropriate departments and boards.
Union Bridge (Carroll)	The Planning Commission shall ensure adequate provisions for public facilities and improvements.

Timing

ADEQUATE PUBLIC FACILITIES PROVISIONS Timing of APFO Tests, 2012	
Jurisdiction	Timing
Aberdeen (Harford)	Preliminary plan stage.
Annapolis (Anne Arundel)	Before major site design plan approval.
Bel Air (Harford)	Preliminary plan stage.
Boonsboro (Wash.)	Before final subdivision plat approval.
Brunswick (Frederick)	Prior to preliminary plat or site plan approval.
Funkstown (Wash.)	Preliminary plat stage.
Hagerstown (Washington)	Preliminary plan stage.
Hampstead (Carroll)	Preliminary plan stage.
Indian Head (Charles)	Before final subdivision plat approval.
Keedysville (Wash.)	Before final subdivision plat approval.
La Plata (Charles)	Before final subdivision plat approval.
Laurel (Pr. Geo's, Anne Arr., Ho.)	Preliminary plan stage.
Manchester (Carroll)	Preliminary plat stage.
Mount Airy (Fred., Carr.)	Preliminary plan stage.
Poolesville (Montgomery)	Preliminary plan stage.
Ridgely (Caroline)	Before final subdivision plat approval.
Rockville (Montgomery)	Review through all phases and at completion.
Smithsburg (Wash.)	Prior to preliminary plat or site plan approval.
Sykesville (Carroll)	Preliminary plan stage.
Taneytown (Carroll)	Preliminary plan stage.
Thurmont (Frederick)	Preliminary plan stage.
Union Bridge (Carroll)	Preliminary plan stage.
Walkersville (Frederick)	Preliminary plat stage.
Westminster (Carroll)	Preliminary plat stage.
Williamsport (Wash.)	Preliminary plat stage.

Exemptions

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Exemptions, 2012	
Jurisdiction	Exemptions
Aberdeen (Harford)	<u>Schools Test</u> - developments that cannot generate children; commercial or industrial developments.
Annapolis (Anne Arundel)	<u>Roads Test</u> - development generating fewer than 400 daily trips; <u>Fire Test</u> - projects that will include a sprinkler system.
Bel Air (Harford)	<u>Schools Test</u> - transient housing; developments that cannot generate children.
Boonsboro (Wash.)	Minor subdivisions; <u>Schools Test</u> - non-residential development; developments that cannot generate children; one- or two-family dwelling units; public safety facilities.
Brunswick (Frederick)	Minor subdivisions; public or private schools; public safety facilities.
Funkstown (Wash.)	Subdivisions approved by the simplified plat procedure; <u>Schools Test</u> - non-residential development, development that cannot generate children, schools and public safety facilities, minor subdivisions; <u>Roads Test</u> - subdivisions of 5 or fewer lots from lots of 25 acres or more, transfer to immediate family.
Hagerstown (Washington)	Subdivisions which can be submitted by the simplified plat procedure; <u>Schools Test</u> - non-residential development, developments that cannot generate children, minor residential subdivisions, public schools, public safety facilities, development requiring only a building permit for approval which does not result in the creation of additional dwelling units, development of single-family or two-family dwellings on existing lots requiring only a building permit for approval;
Hampstead (Carroll)	None.
Indian Head (Charles)	Minor subdivisions, commercial or industrial development requiring only a minor subdivision or minor site plan; <u>Schools Test</u> - non-residential development, developments that cannot generate children.
Keedysville (Wash.)	Subdivisions which can be submitted by the simplified plat procedure; <u>Schools Test</u> - non-residential development, developments that cannot generate children.
La Plata (Charles)	<u>Schools Test</u> - developments that cannot generate children.
Laurel (Pr. Geo's, Anne Arr., Ho.)	None. Development proposals not requiring subdivision approval must still meet the adequate public facilities requirements.
Manchester (Carroll)	The Planning Commission may recommend exceptions. <u>Schools Test</u> - non-residential development; <u>Solid Waste Test</u> - residential development.
Mount Airy (Fred., Carr.)	Commercial and industrial lots, except for proposed uses whose projected water use would exceed 2,500 gallons per day.
Poolesville (Montgomery)	None.
Ridgely (Caroline)	None.
Rockville (Montgomery)	Accessory apartments, houses of worship, personal living quarters, wireless communications facilities, nursing homes (except from Fire Test), developments that cannot generate children (except Fire Test), publicly-owned or publicly operated uses, minor subdivisions (up to 3 residential lots); these classes of uses are not excluded from Water and Sewer Tests. <u>Transportation Test</u> (auto portion) - developments generating fewer than 20 peak hour auto trips.

ADEQUATE PUBLIC FACILITIES PROVISIONS

Level of Service Exemptions, 2012

Jurisdiction (cont.)	Exemptions (cont.)
Smithsburg (Washington)	Subdivisions which can be submitted by the simplified plat procedure; <u>Roads Test</u> - subdivisions of 5 or fewer lots of 25 acres each or transfers to immediate family members, provided the road in front of each lot is no less than 16 feet in width; <u>Schools Test</u> - non-residential development, developments that cannot generate children, minor subdivisions; <u>Fire Test</u> - areas where public or multi-use water system is available.
Sykesville (Carroll)	None.
Taneytown (Carroll)	Facilities for which the developer's rights and obligations are to be established in a Development Rights and Responsibilities Agreement.
Thurmont (Frederick)	Minor residential subdivisions, schools, public safety facilities. <u>Roads Test</u> - developments expected to generate fewer than 25 peak hour, peak direction vehicle trips.
Union Bridge (Carroll)	Only major subdivisions applicable to adequate public facilities tests.
Walkersville (Frederick)	Minor residential subdivisions, schools, public safety facilities. <u>Schools Test</u> - developments that cannot generate children.
Westminster (Carroll)	None.
Williamsport (Wash.)	Subdivisions approved by the simplified plat procedure; <u>Schools Test</u> - non-residential development, development that cannot generate children, schools and public safety facilities, minor subdivisions; <u>Roads Test</u> - subdivisions of 5 or fewer lots from lots of 25 acres or more, transfer to immediate family.