



Burgess and Commissioners of Middletown, Maryland

Adequate Public Facilities Policy (Residential Growth Policy)

Adopted July 17, 2003

Amended on August 22, 2011

Amended on December 8, 2014

Amended on January 10, 2022

Policy Statement

It is the policy of the Town of Middletown that all new residential subdivision development must adhere to the following development criteria.

Existing lots of record for single-family units are excluded from this policy, provided that adequate water and sewer capacity exists at the time of requested residential development.

Development Criteria

For development to be considered, all of the following criteria must be met:

- ✓ Developer must provide 250 gallons¹ of allocable water per unit, and shall be required to cover all costs of physical connection to the Town system,
- ✓ Developer must use the Maryland Department of the Environment (MDE) Water Balance calculations to determine the maximum number of EDU's¹ possible for the property to be developed. No use of other aquifers is permitted. Developer must pay a proportionate share of cost to upgrade/increase sewer capacity, based on all factors at time of Water/Sewer certification,
- ✓ Prior to Preliminary Site Plan approval, all Middletown schools located within the corporate limits of Middletown must be less than 105% capacity as rated at the time of the most recently submitted Frederick County Public Schools Quarterly Enrollment report, and approval will only be valid for two years after the Plan is signed by the Middletown Planning Commission,
- ✓ Developer must provide a Traffic Impact Study at the request of the Town, to be conducted during a period of time approved by the Town, and solutions to all identified problems related to the requested development must be corrected at the cost to the developer,
- ✓ Developer must provide usable recreation space, as determined by the Planning Commission, at .05acres/unit for the total number of units in the development,
- ✓ No development will receive more than 20 residential permits per year.
- ✓ The Town will determine and negotiate through Public Works Agreements all necessary off-site improvements that will be required to be constructed by and at the cost to the developer,
- ✓ Other factors as determined by the Town that may be applicable to each individual development request in addition to those listed herein.

¹ – EDU (Equivalent Dwelling Unit) = 250 gallons/day