

local ordinance or regulation, the provisions of the regulations made under authority of this Article shall govern. Wherever the provisions of any other statute or local ordinance or regulation require a greater width or size of yards, courts, or other open spaces, or require a lower height of building or a less number of stories, or require a greater percentage of lot to be left unoccupied, or impose other higher standards than are required by the regulations made under authority of this Article, the provisions of such statute or local ordinance or regulation shall govern.

PLANNING.

Title I. Municipal Planning and Zoning Commissions.

1933, ch. 599, sec. 1.

10. (Definitions.) For the purpose of this sub-title certain terms are defined as provided in this section. Whenever appropriate the singular includes the plural and the plural includes the singular. "Municipality" or "municipal" includes or relates to counties, towns, villages or other incorporated political subdivisions. "Mayor" means the chief executive of the political subdivision, whether the official designation of his office be Mayor, City Manager or otherwise. "Council" means the chief legislative body of the political subdivision. The term "streets" includes streets, avenues, boulevards, roads, lanes, alleys, viaducts and other public ways. "Subdivision" means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development. It includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

1933, ch. 599, sec. 2.

11. (Grant of Power to Municipality.) Any municipality is hereby authorized and empowered to make, adopt, amend, extend, add to, or carry out a municipal plan as provided in this sub-title and create by ordinance a Planning Commission with the powers and duties herein set forth. The Planning Commission of a city shall be designated City Planning Commission; of a town or village, Town or Village Planning Commission; and of any other municipality, such designation as its council may specify.

1933, ch. 599, sec. 3.

12. (Personnel of the Commission.) The Commission shall consist of five members, namely, a member of the Council and four persons who shall be appointed by the mayor, and confirmed by the council, if the mayor be an elective officer, otherwise by such officer as council may in the ordinance creating the Commission designate as the appointing power. All members of the Commission shall serve as such without compensation. The term of the *ex-officio* member shall correspond to his official tenure. The term of each member shall be five years or until his successor takes office, except that the respective terms of the five members first appointed shall be one, two, three, four, and five years. Members may, after a public hearing, be removed by the council for inefficiency, neglect of duty, or malfeasance in office. The council shall file a written statement of reasons for such re-