

## CHAPTER 761.

(House Bill 461)

AN ACT to repeal and re-enact, with amendments, Section 2-I of the Maryland-Washington Regional District Act, as enacted by Chapter 992 of the Laws of Maryland, 1943, the purpose of the amendment being to provide for the amendment of sub-division regulations within the District or the respective portion thereof in Montgomery or Prince George's County and to apply the sub-division regulations heretofore adopted within the portion of the District in Montgomery or Prince George's County, respectively, to all of the District, as now or hereafter defined, or to the respective County portion thereof.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That Section 2-I of the Maryland-Washington Regional District Act, as enacted by Chapter 992 of the Laws of Maryland, 1943, be, and the same is, hereby repealed and re-enacted with amendments, to read as follows:

I. In exercising the powers granted to it by Section 2H of this Act, the Commission shall adopt and may from time to time amend regulations governing the sub-division of land within the District or the respective portion of the District within Montgomery or Prince George's County. Such regulations may provide for the harmonious development of the District; for the coordination of roads within the sub-division with other existing, planned or platted roads or with other features of the District or with the Commission's general plan or with any road plat adopted or approved by the Commission; for adequate open spaces for traffic, recreation, light and air; for the conservation of or production of adequate transportation, water, drainage and sanitary facilities; for the preservation of the location of, the volume and flow of water in and other characteristics of natural streams and other waterways; for the avoidance of population congestion; and for the avoidance of such scattered or premature sub-division of land as would involve danger or injury to health, safety or welfare by reason of the lack of water supply, drainage, transportation or other public services or necessitate an excessive expenditure of public funds for the supply of such services; or conformity of resubdivided lots to the character of lots within the existing sub-division with respect to area, frontage and alignment to existing lots and streets; or for other benefits to the health, comfort, safety, or welfare of the present and future population of the District.