

established by said Commission, no grading of a permanent nature shall be made, and any such unauthorized grading by any state, municipal or county officer or employee or any private person, is hereby declared to be a misdemeanor.

The Commission shall adopt regulations governing the subdivision of land within the District. Such regulations may provide for the proper arrangement of streets in relation to other existing and planned streets and to the Commission's general plan, for adequate and convenient open spaces for traffic, utilities, access of firefighting apparatus, recreation, light and air, and for the avoidance of congestion of population, including minimum width and area of lots.

Such regulations may include provisions as to the extent and manner in which streets and other ways, curbs, gutters and sidewalks shall be graded, improved and arranged, and details of tree planting and other sub-division improvements. In lieu of the completion of such improvements prior to the approval of the plat, the Commission may accept a bond with surety to secure to the Commission the actual construction and installation of such improvements and developments at a time and according to specifications fixed by or in accordance with the regulations of the Commission. The Commission is hereby granted the power to enforce such bond by all appropriate legal and equitable remedies.

23. That the zoning of the district may be based upon any combination of two or more of the purposes described in Sections 20, 21 and 22 of this Act. The respective District Councils may, from time to time, amend or change the number, shape, area or regulation of or within any district or districts; but no such amendment or change shall become effective unless the regulation proposing such amendment or change shall be first submitted to the Commission for approval, disapproval or suggestions, and the Commission shall have been allowed a reasonable time, not less than thirty days, for consideration and report. Similarly, in the original zoning regulations enacted by the District Councils, there shall be no change in or departure from the plan submitted by the Commission until and unless such change or departure shall first be submitted to the Commission for its approval, disapproval or suggestions, and the Commission shall have been allowed a reasonable time, not less than thirty days, for consideration and report. Before any regulation or regulations authorized by this section and Sections 20, 21 and 22 of this Act may be passed, the District