

District; to give the said Commission the right of entry for certain purposes on private property within the District hereby created; to provide the method of procedure with respect to the platting by the said Commission in the future lines of roads and other ways in said District; to provide for the preparation, approval and recording of plats of subdivisions of land and authorizing the Commission to adopt regulations concerning the subdivision of land; to require the Commission's approval of plans of subdivisions as herein defined; provide hearings thereon; to prohibit sales or transfers of land within subdivisions not so approved and provide penalties for such sales or transfers; to vest in the Commission certain powers regarding the grade lines of roads and other public ways; to provide for the submission to said Commission for its approval or report of the proposed location, character, extent, grade and arrangement of roads and other public ways, public grounds and places, public buildings and public utilities or the relocation, widening, narrowing, vacation or change of use of same; to prohibit the acceptance, or improvement or authorization of improvement of roads and other ways within the District, other than roads legally established at the time of the effectiveness of the Act, unless the location be approved by the Commission or the disapproval of the Commission be overruled by the appropriate body; to prohibit the erection of buildings on lots without access to approved roads and other ways; to provide penalties for the violation of this Act; to designate the County Commissioners of Montgomery and Prince George's Counties as the legislative bodies and District Councils of the said District; to empower the said District Councils to enact zoning regulations in said District and to regulate the location, height, bulk and size of buildings and other structures, the percentages of lots which may be occupied, the sizes of yards, courts and other open spaces, the density and distribution of population, the location and uses of buildings and structures and the uses of land for trade, industry, residence, recreation, agriculture, forestry or other purposes, and for the purposes of such regulation to divide said District into zones or districts; to specify the procedure and conditions governing the exercise of said zoning powers; to prohibit the erection, construction, reconstruction or structural alteration or the use of buildings or structures or the uses of land in violation of said zoning regulations or of this Act; to establish boards of zoning appeals in Montgomery and Prince George's Counties and define their jurisdiction and procedure on appeals; to provide that the zoning regulations heretofore enacted within the Maryland-Washington Metro-