

water mains or sewers or other utilities in any road in the District shall not accept, construct, establish, lay out, open, improve, grade, regrade, pave, curb or light any road within the District or lay or authorize water mains or sewers or other utilities or connections to be laid in any road within the District unless such road (a) shall have been accepted or opened as or shall otherwise have received the legal status of a public road prior to the taking effect of this Act or (b) exactly corresponds in its location with a road shown on a major road plan heretofore or hereafter made and adopted by the Commission or with a road on a subdivision plat heretofore or hereafter approved by the Commission or with a road on a road plat heretofore or hereafter made by and adopted by the Commission. Any such municipal council, board of county commissioners or other State, county, district or local board or officer authorized by law to accept or construct roads may, however, construct or accept a road not shown on or corresponding with such approved plan or plats, provided the ordinance or other measure accepting or providing for the acceptance or construction of such road be first submitted to the Commission for its approval and, if disapproved by the Commission, be enacted or passed by not less than a majority of the entire membership of such council or board. A road approved by the Commission upon such submission to it shall thereupon have the status of an approved road as fully as though it had been shown on a plat or plan originally made by the Commission or on a subdivision plat approved by the Commission.

SEC. 15. *And be it further enacted,* That no permit for the erection of any building within a subdivision within the District shall be issued unless the road giving access to the lot upon which said building is proposed to be located shall have received the legal status of a public road or shall have been dedicated to public use at the time of the taking effect of this Act or corresponds in its exact location with the road shown on a subdivision plat approved by the Commission, or with a road plan or plat and adopted by the Commission; or is on a private right of way or easement approved as adequate by the Commission.

SEC. 16. *And be it further enacted,* That the Board of County Commissioners of Montgomery and Prince George's Counties is each hereby empowered, in accordance with the conditions and procedure specified in Sections 17 to 25, inclusive, of this Act, to regulate, in the portion of the District lying within its county, the location, height, bulk and size of buildings and other structures, building lines, minimum frontages, depths and areas of lots and percentages of lots which may