

SEC. 4. *And be it further enacted,* That no plat of any subdivision of land within the said Regional District shall be admitted to the Land Records of Prince George's County, or recorded, until said plat shall bear the approval of said Commission, and any plat so recorded shall be void and have no effect whatever. The Commission shall fix regulations for subdividing land and determine the schedule of fees to be charged by it.

SEC. 5. *And be it further enacted,* That no public road or highway, or street in any subdivision of land, or intended for any public use, shall be graded until such grade is approved by said Commission.

SEC. 6. *And be it further enacted,* That said Commission shall make, adopt and certify to the Board of County Commissioners, a zoning plan for said Regional District, including regulations relating to the use, location, height, bulk and size of buildings, and other structures, building lines, minimum frontages, depths and areas of lots, percentage of lots that may be occupied, size of lots, the use of open spaces, the location of temporary stands and structures, bill boards and other forms of outdoor advertising, and if and when said plan is adopted, the said County Commissioners, sitting as a District Council, said ordinance shall be in full force and effect in said Regional District, and no building of any kind shall be erected or used unless it conforms to said ordinance, and for the purpose of the making, adoption and enforcement of said ordinance, all of the provisions of said Chapter 448 of the Acts of 1927, and any amendments thereof, and any regulations proposed in pursuance thereto by said Commission or the District Council, shall be applicable to said Regional District and the administration and procedure, including all fines and penalties for violations, provided for by said Act shall be applicable to said Regional District as if embodied herein.

SEC. 7. *And be it further enacted,* That the power and authority of the said Commission, County Commissioners sitting as a District Council, the Board of Zoning Appeals and their or any of their officers or employees, are hereby extended to said Regional District.

SEC. 8. *And be it further enacted,* That no permit or license of any kind for the erection, alteration or use of any building in said Regional District shall be used or granted by any board, commission, officer, clerk, or other person in authority, in violation of the provisions of said ordinance as so adopted, or of other rules or regulations of said Commission or said District Council, and any such permit or license so issued shall have no force or effect whatsoever.