

*modification, or amendment by the board of aldermen shall be deemed approval unless a longer period be granted by the board of aldermen. Deviations from, modifications of, or amendments to the master plan may be recommended to the board of aldermen by the planning and zoning commission by the affirmative vote of not less than a majority of the members of the commission. Any such deviation, modification, or amendment recommended by the commission must be approved by the board of aldermen before becoming effective. Whenever the board of aldermen or the commission is considering any deviation from, modification of, or amendment to the master plan it shall hold a public hearing thereon before reaching a final decision.*

### SUBDIVISION CONTROL

*183. The planning and zoning commission shall have authority over and control of all subdivision of land within the city and one mile beyond. The commission may adopt regulations governing the subdivision of land providing for the harmonious development of the city; the coordination of all public ways within the subdivided land with other existing or planned streets or for conformance with the master plan or official map; adequate open spaces and spaces for traffic, utilities, recreation, light, and air; the avoidance of congestion of population. Such regulations may include requirements as to the extent to which and the manner in which public ways shall be graded and improved and water, sewer, and other mains, piping, connections, and other facilities shall be installed as a condition precedent to the approval of a subdivision. All regulations regarding the subdivision of land and any amendments thereto must be approved by the board of aldermen before taking effect.*

### ZONING

*184. Upon the recommendation of the planning and zoning commission, the board of aldermen may by ordinance regulate the location, height, bulk, and size of buildings and other structures, the size of yards, courts, and other open spaces, and the uses of buildings, structures, and land for trade, industry, business, residence, or other purposes. The board of aldermen, upon the recommendation of the commission, may divide the city and one mile beyond into districts of such number, shape, and area as the board of aldermen deems necessary. All zoning regulations shall be uniform throughout each district but the regulations in one district may differ from those*