

shall have overridden a recommendation of the Planning Board, the action of such agency shall not become final until the Board of County Commissioners shall by majority vote approve its action in overriding the recommendation of the Planning Board.

456. The Planning Board shall have full power and authority to make such investigations, maps, reports, and recommendations in connection therewith, relating to the planning and physical development of the County, as it deems desirable. The Planning Board shall biennially prepare a 6-year capital improvement program for streets, highways, water and sewer facilities, storm drains, buildings, parks, playgrounds, schools and other public facilities and structures. The Planning Board shall use the facilities of the Department of Public Works and other County agencies for the collection of data and shall receive the recommendations from all County departments concerning their capital improvement needs before the 6-year Capital Improvement Program is prepared. The Planning Board shall consult with the Department of Public Works, the Board of Education and other using agencies before final action is taken on the 6-year Capital Improvement Program. The 6-year capital program, after approval by the Planning Board, shall be submitted to the County Commissioners not later than March 1, 1956, and each even numbered year thereafter. The Planning Board shall also submit not later than March 1, 1956, and each even numbered year thereafter, recommendations for the capital program for the following two years to the County Commissioners.

457. The County Commissioners of Baltimore County may by ordinance provide for the regulation of sub-divisions within the County by requiring approval of all plats by the Planning Board and the Department of Public Works before such plats may be filed with the Clerk of the Circuit Court for recording, and may authorize and empower the Planning Board and the Department of Public Works to review plats in accordance with sub-division regulations, requirements and standards adopted by the County Commissioners as hereinafter provided, and may further fix filing fees to be paid for by any applicant for sub-division approval.

458. The Planning Board shall prepare regulations governing the subdivision of land throughout Baltimore County, including but not limited to standards for approving the design of subdivisions, requirements for the submission of subdivision plats and the procedure to be followed by subdividers. Such regulations may provide for the proper arrangement of streets, in relation to other existing planned streets and to the Master Plan, for adequate and convenient open spaces for traffic, recreation, utilities, access of fire-fighting apparatus, light and air, and for the avoidance of congestion of population, including minimum widths and areas of lots. Such minimums shall coincide with such provisions in the Zoning Regulations for Baltimore County. These Subdivision Regulations may include provisions as to the extent to which streets and other ways, water, sewer and drain pipes and other public facilities shall be provided for, as a condition precedent to approval of the plat. Such Regulations may provide for tentative approval of the plat, but any such tentative approval shall be revocable. The Subdivision Regulations shall be adopted, with amendments if any, and may from time to time thereafter be amended by the Board of County Commissioners