

*mission. Any plat submitted to the Commission shall contain the name and address of a person to whom notice of hearing may be sent; and no plat shall be acted upon by the Commission without affording a hearing thereon, notice of the time and place of which shall be sent by mail to said address not less than five (5) days before the date fixed therefor. In his application, however, the applicant may waive such hearing and notice, and the approval of any plat exactly as submitted by the applicant shall be deemed a waiver of such hearing and notice. Such regulations may include provisions for notice to owners of properties that would be substantially affected by approval of any sub-division plat and for public hearings on such applications.*

### **73. Conveyance of Property Before Plat is Approved.**

*If the owner or agent of the owner of any land located within a sub-division, transfers or sells any land by reference to or exhibition of or by other use of a plat of a sub-division, before such plat has been approved by the Commission and recorded or filed in the office of the Clerk of the Circuit Court of the county in which the property is located, he shall forfeit and pay to the District Council a penalty of one hundred dollars (\$100) for each lot or parcel so transferred or sold. The description of the lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies herein provided. The District Council may enjoy such transfer or sale or agreement by action for injunction brought in any court of equity jurisdiction or may recover the penalty by a civil action in any court of competent jurisdiction.*

### **74. Recordation of Plats; Approval of Commission Required.**

*No clerk of the Circuit Court of Montgomery or Prince George's counties shall receive for filing or recording or record any plat of a sub-division of land within the Regional District unless the plat has endorsed thereon in writing the approval of the Commission. In the event any such plat not so approved is recorded after May 24, 1939, the plat is invalid, and the Commission has the right to institute proceedings against the Clerk to compel the plat to be stricken from the land records of the county; and for such purpose any court of competent jurisdiction has jurisdiction to issue appropriate orders.*

### **75. Zoning Regulations Authorized; District Councils.**

*The County Council of Montgomery County and the Board of County Commissioners of Prince George's County are respectively empowered, in accordance with the conditions and procedures specified in Sections 76, 77, 78, 80, 81, 83, 84, 86 and 98 of this sub-title, to regulate in the portion of the Regional District lying within its county, (1) 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 be occupied; (2) the sizes of yards, courts, and other open spaces; (3) the erection of temporary stands and structures; (4) the density and distribution of population; (5) the uses of buildings and structures for trade, industry, residence, recreation, agriculture, public activities, or other purposes; and (6) the uses of land for trade, industry, res-*