

access to the lot upon which the building is proposed to be located shall have the legal status of a public road or shall have been dedicated to public use on May 24, 1939, or corresponds in its exact location with the road shown on a sub-division plat approved by the Commission, or with a Master Plan of Highways or plat adopted by the Commission, or is on a private right of way or easement approved as adequate by the Commission.

98. Building Permits; Zoning Requirements.

(a) *Building permits required.*—No building or other structure shall be erected or structurally altered in the Regional District without the issuance of a building permit, and no such permit shall be given except in conformity with the provisions of this sub-title and of the regulations enacted by the respective District Councils. Construction or structural alteration of a building or structure shall not begin until and unless the building permit is approved by the Commission as to zoning requirements and as to the requirements of Section 97. No building permit shall be required for buildings and structures to be used exclusively for purposes of agriculture upon land used exclusively for agriculture. The beginning of any construction whatsoever of a building or other structure within the Regional District without securing the approval of a building permit by the Commission as herein provided is a misdemeanor and punishable as such under the general penalty provisions of this Article. In any part of the Regional District in which there does not now exist provision of law or ordinance designating an administrative official by whom building permits are to be issued, the appropriate District Council shall designate such official.

(b) *Zoning questions.*—A District Council may provide in its zoning regulations for the issuance of use and occupancy permits and for certificates by means of which zoning questions may be raised prior to the preparation of all such structural specifications of a building as may be required for a complete building permit.

99. Enforcement of Building Permit Requirements.

The construction, reconstruction, erection, structural alteration, or use of any building or other structure or the use of land or premises in violation of any of the provisions of this sub-title or of any of the provisions of any regulation enacted under this sub-title or of any decision made under this sub-title, is a misdemeanor. The willful issuance of a building, use, or occupancy permit in violation of any such provision or decision is a misdemeanor. The County Council of Montgomery County, the County Commissioners of Prince George's County, or the prosecuting official of either of the counties may prosecute any such violation. In addition to all other remedies provided by law, said County Council and said County Commissioners, public officials of any municipality or political sub-division within the Regional District, or any neighboring property owner or occupant may institute injunction, mandamus, or other appropriate action or proceeding to prevent such unlawful construction, reconstruction, erection, alteration, or use. Any court of competent jurisdiction has jurisdiction to issue restraining orders and temporary or permanent injunctions or mandamus or other appropriate forms of remedy or relief.