

year of the effective date of these regulations and are held in individual ownership separate from that of the remainder of the lots in the subdivision held in a common interest, and to rights-of-way and other easements appurtenant to such lots. ~~Furthermore, any subdivision of record, for which at the time of the adoption of these regulations there is a Public Works Agreement in effect, including a bonded agreement for any section thereof, and which is proceeding without a lapse in development for not more than one (1) year, shall not be subject to the provisions of these regulations.~~ FURTHERMORE, ANY SUBDIVISION PLAT OF RECORD FOR WHICH AT THE TIME OF THE ADOPTION OF THIS ORDINANCE OR WITHIN TWO (2) MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDINANCE THERE IS A PUBLIC WORKS AGREEMENT IN EFFECT, INCLUDING A BOND AGREEMENT FOR ANY SECTION THEREOF AND WHICH IS PROCEEDING WITHOUT A LAPSE IN DEVELOPMENT FOR NOT MORE THAN ONE (1) YEAR, SHALL NOT BE SUBJECT TO THE PROVISIONS OF THIS ORDINANCE. ALSO ANY PRELIMINARY OR FINAL PLAT ON FILE WITH THE OFFICE OF PLANNING AND ZONING AS OF NOVEMBER 1, 1969 SHALL NOT BE SUBJECT TO THE PROVISIONS OF THIS ORDINANCE PROVIDED THAT WITHIN SIX (6) MONTHS OF THE EFFECTIVE DATE OF THIS ORDINANCE A FINAL PLAT SHALL BE APPROVED AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY AND A PUBLIC WORKS AGREEMENT SECURED AND DEVELOPMENT BEGUN WITHIN TWO (2) YEARS OF THE PUBLIC WORKS AGREEMENT AND BE IN CONTINUOUS DEVELOPMENT WITHOUT INTERRUPTION FOR NOT MORE THAN ONE (1) YEAR AT ANY GIVEN PERIOD OF TIME. ~~ALL EXEMPTED SUBDIVISIONS SHALL COMPLY WITH ALL ORDINANCES, REGULATIONS AND REQUIREMENTS IN USE OR IN EFFECT ON NOVEMBER 1, 1969.~~ NOTWITHSTANDING ANY ORDINANCES, REGULATIONS OR REQUIREMENTS WHICH MAY HAVE BEEN IN USE OR IN EFFECT AT SUCH TIME AS SUCH EXEMPTED SUBDIVISIONS WERE INITIATED, ALL SUCH EXEMPTED SUBDIVISIONS SHALL COMPLY WITH ALL ORDINANCES, REGULATIONS AND REQUIREMENTS IN USE OR IN EFFECT ON NOVEMBER 1, 1969.

(d) The provisions of these regulations shall be considered as the minimum requirements to promote and protect public health, safety, and general welfare, as set forth in the statement of legislative intent. Any subdivision complying with these minimum requirements and any regulations pursuant thereto, shall be approved, AND A PUBLIC WORKS AGREEMENT SHALL BE EXECUTED BETWEEN THE DEVELOPER AND THE COUNTY PRIOR TO ANY DEVELOPMENT.

(e) The Department of Public Works shall cause to be prepared water, sewer, drainage and road design standards and specifications in cooperation with the Planning and Zoning Office which are promotive of the intent of this Ordinance.

(f) The Office of Planning and Zoning shall require each subdivision to conform to the Zoning Regulations applicable thereto.

Section 13-104.3 BUILDING PERMITS

(a) No building permits will be authorized on any subdivision until and unless the requirements of this Ordinance have been met.

(b) Sample MODEL building permits for residential structures may be authorized; however, upon approval of the Preliminary Plat process,