

a sample building permit will be authorized as follows: up to twenty-five (25) lots - three (3) dwelling units; thereafter, one (1) dwelling unit for each twenty-five (25) lots or fraction thereof in excess of fifteen (15) lots. **SAMPLE OR MODEL APARTMENT OR MULTI-FAMILY PERMITS MAY BE AUTHORIZED FOR ONE (1) STRUCTURE, NOT CONTAINING MORE THAN TEN PERCENT (10%) OF THE DWELLING UNITS WITHIN THE ENTIRE SUBDIVISION.**

(c) Sample dwelling units shall not be sold nor used as living or office facilities until the Final Plat has been approved and improvements have been secured ~~through proper documents~~ **BY A PUBLIC WORKS AGREEMENT.** ~~When authorized by~~ **HOWEVER,** the Planning and Zoning Office **MAY AUTHORIZE** one (1) sample dwelling unit ~~may~~ **TO** be used for A temporary sales OR RENTAL office facilities by the subdivider or his agent.

#### Section 13-104.4 CONFLICT WITH OTHER REGULATIONS

Whenever any provision of ~~these regulations~~ **THIS ORDINANCE** and any other provisions of law, whether set forth in ~~these regulations~~ **THIS ORDINANCE** or in any other law, OR ordinance, ~~or resolution of any kind,~~ impose overlapping or contradictory regulations, or contain any restrictions covering any of the same subject matter, that provision which is more restrictive or imposes higher standards or requirements shall govern.

#### Section 13-104.5 SUBDIVISION

The subdivision name approved by the Office of Planning and Zoning and recorded, shall constitute the subdivision's official and only name. No other name may be used for advertising or sales purpose unless an approved and amended plat is recorded bearing the revised name.

#### Section 13-104.6 FAILURE TO ACT

Failure of the Office of Planning and Zoning to act on a subdivision within the prescribed times established in this Ordinance shall result in a presumption of approval. **EXCEPT IF SUBSTANTIAL DEFECTS ARE SUBSEQUENTLY FOUND THE PRESUMPTION SHALL HAVE NO EFFECT AND THE DEVELOPER SHALL CORRECT ALL DEFECTS TO THE SATISFACTION OF THE COUNTY.**

#### Section 13-104.7 APPEAL

Any person aggrieved by any action of the Office of Planning and Zoning pursuant to these regulations may appeal to the Anne Arundel County Board of Appeals as provided in the Anne Arundel County Charter.

#### Section 13-104.8 VIOLATIONS

(a) Any violation of these regulations shall be a misdemeanor, punishable by a fine of not more than one thousand dollars (\$1,000) or by imprisonment not to exceed six (6) months, or both fine and imprisonment. Any person who shall violate these regulations shall be deemed guilty of a separate offense for every day that the violation shall continue. Furthermore, any person, partnership, corporation, etc., who prior to entering into a Public Works Agreement to secure the necessary improvements, contracts to sell, sells, conveys, rents or leases any ~~land~~ **LOT OR LOTS OR DEDICATED OR RESERVED AREAS** which forms a part of a subdivision, shall be guilty of a misdemeanor and be subject to the above penalties. Each parcel, plat or lot so disposed of shall be deemed a separate violation of this Ordinance.