

(b) Injunctions: In addition to all other remedies provided by law, the Planning and Zoning Officer may request the County Solicitor to seek an injunction in the Circuit Court of the County, requiring the perpetrator of any such violation to eliminate or correct it.

#### Section 13-104.9 VARIANCES AND MODIFICATIONS

(a) Where the Planning and Zoning Officer finds that because of unusual circumstances of shape and topography or other physical features or conditions of the proposed subdivision, or because of the nature of adjacent developments, extraordinary hardship may result from strict compliance with these regulations, there may be granted a waiver or modification of the regulations when requested by the subdivider. However, no such waiver shall be granted which will have the effect of nullifying the intent and purpose of the General Development Plan, the Zoning Ordinance, these regulations or any other pertinent rules, regulations or ordinances of the County. In granting waivers and modifications, the Planning and Zoning Officer may require such conditions as will, in his judgment, secure substantially the objectives of the standards of the requirements so waived or modified.

(b) Any variance of modification of these regulations for a particular subdivision shall be noted on the final plat and appear in the records of the Office of Planning and Zoning and shall be transmitted to the subdivider and member of the Committee in writing.

#### Section 13-104.10 SEPARABILITY OF PROVISIONS

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section, or part in or of these regulations, or the application thereof to any person or circumstances is invalid, the remaining provisions and the application of such provisions to other persons or circumstances shall not be affected thereby, it being hereby declared that the remaining provisions of these regulations without the word, phrase, clause, sentence, paragraph, section, or part in or of these regulations, or the application thereof, so held invalid would have been adopted and approved.

### ARTICLE II SUBDIVISION DESIGN STANDARDS AND REQUIREMENTS

#### Section 13-105 GENERAL

(a) In designing a subdivision, the subdivider shall comply with the legislative intent, principles and requirements of these regulations and all applicable standards established in pursuance of these regulations.

(b) The Planning and Zoning Officer in considering an application for the subdivision of land shall be governed by the considerations and standards contained herein.

(c) The subdivision layout shall be of such a character that it protects the health, safety, and general welfare of the County and its residents.

(d) The subdivision layout shall be properly related to the General Development Plan as ~~it is developed and~~ adopted or amended by the County Council.

#### Section 13-106 LAND REQUIREMENTS

Land shall be suited for the purposes for which it is to be subdivided. The subdivision shall be laid out as to proper design and improvement, form and dimensions, and in relationship to street and lot design, as well