

prove, modify or reject said regulations, and amendments within six (6) months from the date of receipt thereof from the Commission, said regulations and amendments shall be deemed approved and have the force and effect of law. The regulations may provide for (1) the harmonious development of the District; (2) the coordination of roads within the subdivision with other existing, planned or platted roads or with other features of the District or with the Commission's general plan or with any road plan adopted or approved by the Commission as part of the Commission's general plan; (3) adequate open spaces for traffic, recreation, light, and air, by dedication or otherwise, and the dedication to public use or conveyance of areas designated for such dedication under the provisions of zoning regulations relating to average lot size or planned community subdivision and for the payment of a monetary fee, in lieu of dedication, not to exceed five percent (5%) of the total assessed value of the land to be used by the Commission to purchase such open spaces for the use and benefit of the subdivision in cases where dedication would be impractical; (4) the reservation of lands for schools and other public buildings and for parks, playgrounds, and other public purposes, provided no reservation of land for traffic, recreation or any other public purposes as herein provided shall continue for longer than three (3) years, without the written approval of all persons holding or otherwise owning any legal or equitable interest in said property; and provided further that such properties so reserved for public use as hereinbefore provided shall be exempt from all state, county and local taxes during such period; (5) the conservation of or production of adequate transportation, water, drainage and sanitary facilities; (6) the preservation of the location of and the volume and flow of water in and other characteristics of natural streams and other waterways; (7) the avoidance of population congestion; (8) the avoidance of such scattered or premature subdivision of land as would involve danger or injury to health, safety or welfare by reason of the lack of water supply, drainage, transportation or other public services or necessitate an excessive expenditure of public funds for the supply of such services; (9) conformity of resubdivided lots to the character of lots within the existing subdivision with respect to area, frontage and alignment to existing lots and streets; (10) control of subdivision or building (except for agricultural or recreational purposes) in flood plain areas or streams and drainage courses and on unsafe land areas; (11) preservation of outstanding natural or cultural features and historic sites or structures; (12) *provisions for the preservation and use, for public purposes, of lands dedicated to public use; [or (12)] and (13) other benefits to the health, comfort, safety and welfare of the present and future population of the Regional District.*

SEC. 2. *And be it further enacted,* That this Act shall take effect July 1, 1970.

Approved April 15, 1970

CHAPTER 203
(House Bill 998)

AN ACT to add a new Section 120A to Article 77 of the Annotated Code of Maryland (1969 Replacement Volume), title "Public Edu-