

applicable jurisdiction, and to the increased traffic, lane, and right-of-way requirements which would be created by maximum utilization and development of the subject property in its present zone classification or that higher use shown on any adopted or approved Master Plan of the applicable jurisdictions. Subject to these standards, the subdivision regulations may require dedication to public use to the full extent of the required right-of-way in each case, except those roads classified in the local subdivision regulations as limited access and controlled highways wherein dedication may be required only for adequate traffic access to those subdivisions to which access is permitted.

[71.] 7-116.

(a) Authorized; purposes; restrictions. In exercising the powers granted to it by Section [70] 7-115 of this Article, the Commission or the governing body of either county may prepare regulations and amendments thereto governing the subdivision of land within the Regional District or the respective portions of the Regional District within Montgomery or Prince George's County. The regulations and amendments shall be adopted by the respective governing bodies of the counties, with [such] WHATEVER changes [as] they [may] deem appropriate, and shall be effective from the date of adoption or from such other date [as] the governing body [may designate] DESIGNATES provided that such adoption [shall] DOES not affect in any manner the administration of the regulations by the Commission or its functions under Section [70] 7-115 hereof. [In the event] IF the Commission prepares or has prepared regulations and amendments, which it presents to the governing body of the applicable county for appropriate action, and such body does not approve, modify or reject [said] THE regulations and amendments within six [(6)] months from the date of receipt thereof from the Commission, [said] THE 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] THE 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