

transfer or sale.

For administrative purposes, certain types of land subdivision may be considered "minor" subdivisions, as defined below.

233 SUBDIVISION, MINOR

At the discretion of the subdivider, a subdivision which does not involve the provision of any new street, and which meets one of the following conditions, may be submitted as a minor subdivision:

233.1 Division of land among the immediate members of a family for personal use and not for development.

233.2 A division of land upon dissolution of a bona fide partnership in existence for two (2) or more years.

233.3 A division of land exclusively for agricultural purposes and not for development.

233.4 A division of land into not more than five (5) lots, parcels or tracts, where use of existing streets is judged by the Commission not to constitute undue traffic or safety hazards.

234 SURVEYOR

A professional surveyor registered and/or licensed as such by the State of Maryland.

235 WATER SUPPLY SYSTEM

235.1 Centralized Water Supply System: A utility system serving two or more dwelling units, business, commercial, industrial or other establishments, which is designed and operated to supply potable water, in compliance with County and State health regulations.

235.2 Private Water Supply System: A utility system serving only one dwelling unit or a single commercial, business, industrial, or other establishment, which is designed and operated to supply potable water, in compliance with County and State health regulations.

ARTICLE 3

REQUIREMENTS AND PENALTIES

300 PLATS AND PLAT APPROVAL REQUIRED

300.1 It shall be unlawful for the owner of any land within the Town to make or authorize or permit the subdivision of any lot, or the construction, opening or dedication of any street, sewer, or other facilities in connection with a subdivision, unless and until a plat thereof shall have been approved and recorded in accordance with this Ordinance.

300.2 No plat of a subdivision of land within the Town shall be filed or recorded until it shall have been approved by the Planning Commission in accordance with this Ordinance.

301 PENALTIES AND SANCTIONS

301.1 As provided in Section 7.01 of Article 66B of the Annotated Code of Maryland, 1970 Edition, a violation of this Ordinance is declared to be a misdemeanor.

301.2 Whoever, being the owner or agent of the owner of any land located within a subdivision transfers or sells or agrees to sell or negotiate to sell any land by reference to or exhibition of or by other use of a plat of a subdivision, before such plat has been approved by the Planning Commission and recorded or filed in the office of the Clerk of the Circuit Court of Washington County, Maryland, shall forfeit and pay a penalty of one hundred (\$100.00) dollars for each lot or parcel so transferred or sold or agreed or negotiated to be sold; and the description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies herein provided.

301.3 The Mayor and Town Council may enjoin such transfer or sale or agreement by action for injunction brought in any court of equity jurisdiction or may recover the said penalty by civil action in any court of competent jurisdiction.

ARTICLE 4

ADMINISTRATION AND APPEAL

400 PLANNING COMMISSION'S AUTHORITY

400.1 As provided by Maryland law, the authority to approve subdivision plats pursuant to the regulations in this Ordinance is