

**ARTICLE 1: Introduction**Section 1-1. Purpose of Regulations

Whereas Article 66B, Annotated Code of Maryland, empowers the Town to enact subdivision regulations; and whereas the President and Commission pursuant to statutory authorization by the State of Maryland, have adopted a major street plan of the territory within the jurisdiction of the Town, have appointed a Planning Commission to prepare regulations governing subdivision of land, and have held hearings on such regulations after public notice of such hearings; and whereas the President and Commission deem it necessary, for the purpose of promoting the health, safety, morals and general welfare of the Town, to guide the future growth of the Town in accordance with the Comprehensive Plan and the Critical Area Program, to enact such an ordinance to provide for the proper arrangement and construction of streets and utilities, for adequate and convenient open spaces for recreation, light and air, for avoidance of congestion of population, including minimum width and area of lots, and for the protection of wetlands, streams, areas of steep slopes, highly erodible and other soils with development constraints, shorelines, and plant and wildlife habitats; these regulations for procedures and standards in subdividing land are adopted and prescribed by the Town of North East.

Adopted April 6, 1981 and made effective April 26, 1981.

Attest:

/S/ Hilda B. Wright  
HILDA B. WRIGHT

/S/ William C. Ball  
WILLIAM C. BALL

Section 1-2. Jurisdiction

These regulations shall apply to all land located within the incorporated area of North East.

Section 1-3. Title

This Ordinance shall be known, referred to and cited as the North East Subdivision Regulations.