

new sub-title "Zoning," said new sections to be known as Sections 218 to 224, inclusive, to follow immediately after Section 217 of said Article as added by Chapter 973 of the Acts of 1945 and to read as follows:

ZONING.

218. For the purpose of promoting health, safety, morals, and the general welfare of the Community, the County Commissioners of St. Mary's County are hereby empowered to designate residence areas within said County and to regulate, restrict or prohibit the location and use of buildings, structures and land for trade, industry, other commercial enterprises and residences or other purposes within said areas. Such regulations shall be made in accordance with a comprehensive plan. They shall be designed to reduce congestion in the roads, streets and alleys; to promote safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and to avoid undue concentration of population; to facilitate adequate provision for schools, parks, water, sewerage, transportation and other public requirements, conveniences and improvements, including such public utility buildings, structures and facilities as may be required in each district for the storage and/or distribution of gas and electricity, and may make all regulations necessary to insure the proper disposal of waste, garbage and sewerage, in accordance with careful health and sanitation procedure.

For all or any of said purposes the County Commissioners of St. Mary's County may designate within the County certain residence districts or divisions of such number, shape and area as may be deemed best suited to carry out the purposes of this sub-title, and within such districts they may regulate and restrict the erections, construction, reconstruction, alteration, repair and use of buildings, structures and land. All such regulations shall be uniform for each class or kind of building or structure throughout each district, but the regulations in one district may differ from those in other districts.

219. The County Commissioners shall determine the manner in which regulations and restrictions, and the boundaries of such districts, shall be established and enforced, and from time to time amended, supplemented and changed. Before determining the boundaries of the proposed districts and the regulations to be enforced therein, they shall hold a public hearing or hearings thereon,