

more City and by the legislative bodies of incorporated cities and towns of the State containing more than 10,000 inhabitants or districts or zones within which may be regulated and restricted by ordinance the height, number of stories, the size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, the location and use of buildings, structures and land for trade, industry, residence or other purposes; to provide for a commission which shall recommend the boundaries of the various districts and appropriate regulations to be enforced therein; to provide for amendment, supplement, change or repeal; to provide a Board of Zoning Appeals with power to make special exceptions to the terms of the ordinance; to provide remedies for violation; to provide for conflict with other existing laws or ordinances; and to provide for the administration of such ordinances as may be passed under the provisions of this Article.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That a new Article be and it is hereby added to the Annotated Code of Maryland, said new Article to be known as Article 66-B, to follow immediately after Article 66-A, to be entitled "Municipalities," to be under sub-title "Zoning," and to read as follows:

1. Grant of power—For the purpose of promoting the health, security, general welfare and morals of the community, the Mayor and City Council of Baltimore City and the legislative bodies of cities and incorporated towns of the State containing more than 10,000 inhabitants are hereby empowered to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.

2. Districts—For any or all of said purposes the local legislative body may divide the municipality into districts of such number, shape, and area as may be deemed best suited to carry out the purpose of this Act; and within such districts it may regulate and restrict the erection, construction, reconstruction, alteration, repair, or use of buildings, structures,