

serve the scenic beauty of Howard County and to promote the orderly growth of said County in the interest of all its inhabitants, the County Commissioners of Howard County are hereby empowered to designate Zoning Districts within the bounds of said County, regulate the use, height, area and type of construction of buildings and the use of land. Such regulations shall be made in accordance with a comprehensive plan.

The County Commissioners of Howard County may designate within the County certain Districts 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, by appropriate regulations, restrict, control, limit or regulate the erection, alteration, repair and use of buildings and the use of land and regulate the number of families which may be housed per acre of 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.

361. 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, giving at least fifteen days notice in a newspaper of general circulation throughout the County, of the place and time of the beginning of such hearing or hearings. The County Commissioners shall have power to amend, supplement or repeal the regulations or restrictions adopted by them, provided that before doing so they shall follow the same procedure with respect to notice and public hearings as is herein provided for the original regulations and restrictions.

362. The County Commissioners shall appoint a Zoning Commissioner for Howard County and confer such duties, powers and authority upon said Zoning Commissioner as may be necessary and advisable for the proper administration and enforcement of this sub-title, including the power to summon and compel the attendance of witnesses.

363. Any person, persons, taxpayer, officer, department, board or bureau of the County, jointly or severally aggrieved by any decision of the Zoning Commissioner of Howard County, may, within thirty days after the filing of such decision in the office of the Zoning Commissioner, appeal to the Circuit Court for Howard County.

The said Court shall hear all such appeals de novo without the intervention of a jury and shall have power to affirm, modify or reverse in part or in whole any decision appealed