

tures, *signs, billboards* and land for trade, industry, other commercial enterprises and residences or other purposes within said areas. Such regulations shall be made in accordance with the 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 parks, water, sewerage, transportation and other public requirements, conveniences and improvements, including such public utility buildings, structures and facilities as may be required for the storage and/or distribution of gas and electricity.

For all or any of said purposes the Commissioners may designate within the Town *and within said one mile radius areas* certain residence *and other* 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 erection, construction, reconstruction, alteration, repair and use of buildings, structures, *signs, bill boards* 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.

SEC. 2. *And be it further enacted*, That all Acts and parts of Acts inconsistent with the provisions of this Act are hereby repealed to the extent of such inconsistency.

SEC. 3. *And be it further enacted*, That in the event that any part of this Act shall be found to be invalid by any court of competent jurisdiction, the remaining parts of the Act shall continue in full force and effect.

SEC. 4. *And be it further enacted*, That this Act is hereby declared to be an emergency law and necessary for the immediate preservation of the public health and safety, and having been passed by a yea and nay vote, supported by three-fifths of all the members elected to each of the two Houses of the General Assembly, the same shall take effect from the date of its passage.

Approved April 27, 1953.