

ARTICLE 66B.

ZONING.

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| <ol style="list-style-type: none"> 1. Grant of power. 2. Districts. 3. Purposes. 4. Method of procedure. 5. Changes. | <ol style="list-style-type: none"> 6. Zoning Commission. 7. Board of Zoning Appeals; powers. 8. Enforcement and remedies. 9. Conflict with other laws. |
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1927, ch. 705, sec. 1.

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.

As to zoning ordinances of Baltimore City, see notes to art. 23 of Declaration of Rights, and to art. IV, secs. 28 and 39 of Constitution.

1927, ch. 705, sec. 2.

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 Article; and within such districts it may regulate and restrict the erection, construction, reconstruction, alteration, repair, or use of buildings, structures, or land. All such regulations shall be uniform for each class or kind of buildings throughout each district, but the regulations in one district may differ from those in other districts.

1927, ch. 705, sec. 3.

3. Purposes. Such regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure 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; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. Such regulations shall be made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.