

1927, ch. 448, sec. 20.

**604.** Whenever the Commission certifies to the County Commissioners of Montgomery or of Prince George's Counties any such plan for the districting or zoning of the portion of the District within each County according to the uses of buildings and other structures and of premises, then said County Commissioners of the county affected acting as the legislative body of the portion of the District located in that County and hereby designated for the purposes of this and subsequent sections of this Act as District Council, in the interest of the promotion of the health, morals, safety or welfare of the District, may, within the limits of that portion of the District within that County regulate and restrict the location of buildings and other structures and of premises to be used for trade, industry, residence or other specified uses, and for said purposes divide such portion of the District into zones of such number, shape and area as may be deemed best suited to carry out the purposes of this section. For each of such zones regulations may be imposed designating the kinds of classes of trades, industries, residences or other purposes for which buildings or other structures or premises may be permitted to be erected, altered or used or subject to special regulations. For the purposes of the powers granted in this and the three subsequent sections of this Act, not less than three members of either District Council shall constitute a quorum.

1927, ch. 448, sec. 21.

**605.** Whenever the Commission certifies to either District Council any such plan for the districting or zoning of the portion of the District within either County according to the height of buildings and other structures, then such District Council, in the interest of the health, morals, safety or welfare of that portion of the District, may regulate and limit the height of buildings and other structures thereafter erected or altered and for said purpose divide the said portion of the District into zones of such number, shape and area as may be deemed best suited to carry out the purpose of this section. Any such regulation imposing a lower height limitation than may be provided by state statute or local regulation shall, within the zone for which it is imposed, prevail over the said limitation provided by state statute or local regulation.

1927, ch. 448, sec. 22.

**606.** Whenever the Commission certifies to either District Council any such plan for the zoning of its portion of the said District according to the bulk and location of buildings and other structures (including percentage of lot occupancy, set-back building lines, and area of yards, courts and other open spaces), then such District Council may, in the interest of the promotion of the health, morals, safety or welfare of that portion of the District, regulate the bulk and location of buildings and other structures thereafter erected or altered, the percentage of lot occupancy, set-back building lines and the area of yards, courts and other open spaces and for said purposes may divide the said portion of the District into