

or buildings, for the purpose of housing or storing machinery, tools, supplies and other material belonging to said corporation, or which may from time to time be acquired by it, and to dispose of, sell and convey the same, if it should by said Mayor and Council be deemed advisable.

#### ZONING.

1929, ch. 415, sec. 1.

**850.** *Grant of Power.* For the purpose of promoting the health, security and general welfare of the community the Mayor and Council of the Town of Rockville are hereby empowered to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot occupancy, 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.

1929, ch. 415, sec. 2.

**851.** *Districts.* For any and all of said purposes the Mayor and Council of the Town of Rockville 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, or land. All such regulations shall be uniform for each class or kind of buildings throughout each district, but the regulations of one district may differ from those in other districts.

1929, ch. 415, sec. 3.

**852.** *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 the municipality.

1929, ch. 415, sec. 4.

**853.** *Method of Procedure.* The Mayor and Council of the town of Rockville shall provide for the manner in which such regulations and restrictions and the boundaries of such district shall be determined, established, and enforced, and from time to time amended, supplemented, or changed. However, no such regulation, restriction or boundary shall become effective until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At