

condemnation of land by public service corporations in Article 33A of the Public General Laws of Maryland; and said Commission may at the same time condemn the interest of any tenant, lessee or other person having an interest in said land or other property. At any time after ten days after the return and recordation of the verdict or award in said proceeding, the Commission may enter and take possession of said property so condemned upon first paying to the clerk of the court the amount of said award and all costs taxed to date, notwithstanding any appeal or further proceeding on the part of the defendant. At the time of said payment, however, it shall give its corporate undertaking to abide by and fulfill any judgment on such appeal or further proceeding if there be an appeal.

1933, ch. 599, sec. 11.

**20. *Miscellaneous Powers and Duties of Commission.*** The Commission shall have power to promote public interest in and understanding of the plan. The Commission shall, from time to time, recommend to the appropriate public officials programs for public structures and improvements and for the financing thereof. It shall be part of its duties to consult and advise with public officials and agencies, public utility companies, civic, educational, professional and other organizations, and with citizens with relation to the protecting or carrying out of the plan. The Commission shall have the right to accept and use gifts for the exercise of its functions. All public officials shall, upon request, furnish to the Commission within a reasonable time such available information as it may require for its work. The Commission, its members, officers and employees, in the performance of their functions, may enter upon any land and make examinations and surveys and place and maintain necessary monuments and marks thereon. In general, the Commission shall have such powers as may be necessary to enable it to fulfill its functions, promote municipal planning, or carry out the purposes of this sub-title.

## TITLE II. ZONING.

1933, ch. 599, sec. 12.

**21. *Grant of Power.*** (a) For the purpose of promoting health, safety, morals or the general welfare of the community the legislative body of counties, cities and other incorporated areas 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.

(b) *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 purposes of this sub-title, and within such districts it may regulate and restrict the erection,