

Board of Zoning Appeals and providing that due cause has been shown for the granting of such an order.

The Circuit Court of Anne Arundel County is empowered to affirm or to reverse, in part or in toto, any appealed decision of the Board of Zoning Appeals and to remand any case for further proceedings or the entering of a proper order and, further, to give preference to such proceedings over all other civil actions.

520. The County Commissioners of Anne Arundel County are empowered and authorized to employ, as they may deem necessary, for the purposes of administering the Zoning Law or Laws which they may promulgate under this Act, technical and clerical assistants to the Board of Zoning Appeals and the Zoning Commissioner. The said County Commissioners are further authorized and empowered to defray the expenses incurred in the administration of the said Zoning Law or Laws, including the expense of the salaries of appointed officials and their employed assistants, by means of levying taxes and of imposing reasonable charges for the rendering by administrative officials of such services as the issuance of building and occupancy permits, as the general distribution of copies of zoning regulations, and as the advertising of public hearings on behalf of applicants for zoning amendments.

521. The zoning areas, the zoning boundaries and the zoning regulations within such boundaries which shall be contained in the Zoning Law or Laws promulgated under this Act shall be enacted or subsequently amended only in accordance with the procedure hereinafter prescribed.

The said zoning areas may be of any number, or shape or size but they must be established in accordance with a comprehensive zoning plan. The zoning regulations within such areas shall be uniform for each class of building or structure but the regulations in one zone may differ from those in a different zone. Such of the said zoning regulations as provide more strict limitations than similar local regulations shall prevail over the said local regulations in the areas for which they are imposed.

Recommendations for the establishment of the said zoning areas, boundaries and regulations shall be prepared by the Zoning Commissioner who will, during the course of such preparation, give due notice of and hold public hearings on the substance of the said recommendations and will upon the completion thereof submit the said recommendations to the County Commissioners of Anne Arundel County.