

authorize the commission from time to time to adopt and publish parts of the said master plan; to vest in the said commission the right of eminent domain and authorize it to purchase or condemn lands or interests therein; to prescribe the purposes for which the said plan shall be made; to prescribe the procedure to be followed by the commission for the adoption of the plan or any part thereof, and to provide public hearing in connection therewith; to define the status and effect of the said plan after the same shall have been adopted and to prevent the construction or authorization of streets, squares, parks or other public ways, public buildings or public utilities except with the approval of the said commission, and to provide for appeals from its decisions thereon; and to confer upon the commission such reasonable and necessary powers as may enable it to fulfill its functions, promote municipal planning and/or carry out the purposes of this Act; for the purpose of promoting health, safety, morals or general welfare of the community, to authorize and empower the legislative bodies of counties, cities and other incorporated areas 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 spaces, density of population and location and use of buildings, structures and land for trade, industry, residence or other purposes; to authorize and empower the said legislative bodies to divide the municipality into districts and within such districts to regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land; to authorize and empower the said legislative bodies to make regulations for certain purposes named herein; to provide a method of procedure for the administration of said regulations and require public hearings with respect thereto and authorize changes to be made from time to time therein; to provide for the creation of a board of adjustment and appeals, and for the manner of appointment, terms of members, duties and powers of the said board, and for appeals from the decisions of said board, and to define its jurisdiction and provide for a review by the courts of the rulings of said board; to vest in the commission created by this Act certain powers hitherto granted by law to other planning and/or zoning commissions; to vest in the commission created hereby certain powers of control over subdivisions of land within its jurisdiction; to attach certain conditions to the approval of subdivision