

ing the same into several districts, and in each of said districts may prescribe reasonable rules and regulations relating to the character and type of buildings to be constructed therein, and the materials to be used in said buildings, and no buildings shall be erected in said zone by any person, firm or corporation, unless and until the said person, firm or corporation, shall submit to the President and Commissioners plans for said buildings, which shall include the materials to be used in the construction of the same, and if the said plans of any building or structure, and the materials proposed to be used for the same, shall not be in the nature of a general improvement in the zone, or district, in which said building or structure is to be erected, then and in that event the President and Commissioners may refuse to issue a permit for the same, but in no case shall any excavation or construction begin until a permit shall have been first had and obtained from the President and Commissioners and a reasonable cost paid for the same, to be fixed by the President and Commissioners.

The President and Commissioners are hereby authorized and empowered in the Town at large, before the creation of zones, or districts, and thereafter in said zones or districts, to establish reasonable fees to be paid to the Town for minor privileges and particularly for the erection of signs or out-door advertising matter; that the President and Commissioners are hereby authorized and empowered to fix and determine whether or not any sign shall be erected by the exercise of reasonable discretion, the character of the sign, size of same, necessity of the same in the particular part of the Town where said sign or advertisement matter may be desired to be erected; that the President and Commissioners are hereby authorized and empowered to refuse to allow any sign to be erected in the residential sections of the Town of Elkton, which shall advertise any matter not pertaining to the sale of real or personal property, the location of the office of any physician, dentist or lawyer, or the holding of church services, the business of an inn or tourist place, whether said sign is desired to be erected by the side or over a pavement of the Town or on private property, within fifty (50) feet of the inner-margin of a pavement, and no sign of any kind shall be erected in the Town of Elkton, at any place, without having first had and obtained a permit from the President and Commissioners and any person who shall erect a sign without first having had and obtained a permit from the President and Commissioners shall be deemed guilty of a misdemeanor and may be punishable by a fine or imprison-