

for the zoning of its portion of the said District according to the bulk and location of buildings and other structures (including percentage of lot occupancy, set-back building lines, and area of yards, courts and other open spaces), then such District Council may, in the interest of the promotion of the health, morals, safety or welfare of that portion of the District, regulate the bulk and location of buildings and other structures thereafter erected or altered, the percentage of lot occupancy, set-back building lines and the area of yards, courts and other open spaces and for said purposes may divide the said portion of the District into districts of such number, shape and area as may be deemed best suited to carry out the purposes of this section. Any such regulation imposing a less percentage of lot occupancy, wider or larger courts, deeper yards or other more strict limitations than those provided by state, county, municipal or other local regulation shall within the area for which it is imposed, prevail over the said limitations provided by such state, county, municipal or other local regulation.

SEC. 23. *And be it further enacted*, That the zoning of the district may be based upon any combination of two or more of the purposes described in Sections 20, 21 and 22 of this Act. The respective District Councils may, from time to time, amend or change the number, shape, area or regulation of or within any district or districts; but no such amendment or change shall become effective unless the regulation proposing such amendment or change shall be first submitted to the Commission for approval, disapproval or suggestions, and the Commission shall have been allowed a reasonable time, not less than thirty days, for consideration and report. Similarly, in the original zoning regulations enacted by the District Councils, there shall be no change in or departure from the plan submitted by the Commission until and unless such change or departure shall first be submitted to the Commission for its approval, disapproval or suggestions, and the Commission shall have been allowed a reasonable time, not less than thirty days, for consideration and report. Before any regulation or regulations authorized by this section and sections 20, 21 and 22 of this Act may be passed, the District Council shall hold a public hearing thereon and shall give thirty days notice of the time and place thereof in two newspapers of general circulation respectively in the county in which the property is located, and during said thirty days the text or copy of the text of the regulations, together with the map or maps forming part of or referred to in the