

regulated and restricted by ordinance the height, number of stories, the size of buildings and other structures, the percentage of the lot that may be occupied, the size of yards, courts and other open spaces, the density of population, the location and use of buildings, structures and land for trade, industry, residence or other purposes; to provide for a commission which shall recommend the boundaries of the various districts and appropriate regulations to be enforced therein; to provide for amendment, supplement, change or appeal; to provide a Board for Zoning Appeals with power to make special exceptions to the terms of the ordinance; to provide remedies for violation; to provide for conflict with other existing laws or ordinances; and to provide for the administration of such ordinances as may be passed under the provisions of this Act.

SECTION 1. *Be it enacted by the General Assembly of Maryland, as follows:*

1. GRANT OF POWER. For the purpose of promoting the health, security and general welfare of the community the Mayor and Council of the town of Rockville are hereby empowered 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 open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.

2. DISTRICTS. For any and all of said purposes the Mayor and Council of the town of Rockville may divide the municipality into districts of such number, shape, and area as may be deemed best suited to carry out the purpose of this Act; and within such districts it may regulate and restrict the erection, construction, reconstruction, alteration, repair, or use of buildings, structures, or land. All such regulations shall be uniform for each class or kind of buildings throughout each district, but the regulations of one district may differ from those in other districts.

3. PURPOSES. Such regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to