

of buildings and structures and of land for trade, industry, residence, recreation, agriculture, forestry, public activities and other purposes, then the District Council may exercise the powers granted to it in Section 14 of this Act, and for the purposes of such exercise may divide the District into districts of such number, shape or area as it may determine and within such districts may regulate the erection, construction, reconstruction, alteration and uses of buildings and structures and the uses of land. All such regulations shall be uniform for each class or kind of building throughout any district, but the regulations in one district may differ from those in any other district.

Such regulations shall not become effective within the boundaries of the City of Arundel on the Bay until they receive the assent of the Council of said City.

Before adopting and certifying its zoning plan, the Commission shall hold a public hearing thereon, notice of which shall be given at least thirty (30) days before the date of the hearing by one publication in two newspapers of general circulation in the County, which notice shall contain the time and place of the meeting and shall specify the place and times at which the proposed text and maps may be examined.

SEC. 16. *And be it further enacted,* That any such regulation imposing a lower height limitation, less percentage of lot occupancy, wider or larger courts, deeper yards or other more strict limitations than those provided by other State, county, municipal or local regulation shall prevail over the said limitations provided by such other State, county, municipal or other local regulation.

SEC. 17. *And be it further enacted,* That the District Council may, from time to time, amend the text or maps constituting its regulations; but no such amendment shall become effective unless the measure proposing such amendment be first submitted to the Commission for approval, disapproval or suggestions; and, if disapproved by the Commission within thirty (30) days after such submission, such amendment, to become effective, shall require the favorable vote of not less than two-thirds ($2/3$) of the entire membership of the District Council. Similarly, in the original zoning regulations, no change in or departure from the text or maps as certified by the Commission shall be made until and unless such change or departure be first submitted to the Commission for its approval, disapproval or suggestions, and if disapproved within thirty (30) days after such submission, shall require the favorable vote of not less than two-thirds ($2/3$) of the entire membership of the District Council. Before any regulations, regu-