

SEC. 18. *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 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. 19. *And be it further enacted*, That each District Council may from time to time amend its regulations or any regulation, including the maps or any map; but no such amendment shall be passed unless the same 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 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 regulations shall be on file for public examination in the office of the clerks of the County Commissioners of said County. The cost of advertising in connection with publication of proposed amendments in the zoning regulations or maps shall be paid by the persons or corporations making application for such changes.

Each District Council is empowered to include in its regulations provisions for additional notice of the public hearing on any proposal for amendment of its zoning plan or regulations to be given the owners (as they appear on the assessment rolls of the county) of properties adjoining or across the road from or in the same block as or in the general vicinity of the properties involved in the proposed amendment. Such notice may be given by mail or by posting of the notice on or in the vicinity of the properties involved in the proposal or both.

For the purposes of this section, the word "amend" or "amendment" shall be deemed to include any modification of the text or phraseology of a regulation or of any provision