

may be exercised only by the Commission or the respective boards of zoning appeals created or authorized by this Act.

Insofar as the provisions of said Chapter 599 of the Laws of Maryland, 1933, may be inconsistent with or contrary to the provisions of this Act, such provisions of the Act of 1933 shall have no application within the District.

SEC. 31. *And be it further enacted*, That no clerk of the Circuit Court of Montgomery County or of Prince George's County, no administrative official, no licensing body or board nor any person whatever shall issue a license or permit for any commercial or industrial purpose or for the conducting of any commercial or industrial enterprise or business whatsoever in a residential zone, that is, in any district designated on the zone maps as residential within the District. Provided, however, that in the case of a lawful non-conforming use existing at the time of the enactment of the respective zoning ordinances within that portion of the District in Montgomery and Prince George's Counties, comprising the Maryland-Washington Metropolitan District, created by Chapter 448 of the Laws of Maryland of 1927, as amended, the particular use may be continued and appropriate licenses be issued, limited, however, to the particular use already existing in each case; and provided further, that the Liquor Control Board of Montgomery County may, within its discretion, renew such licenses as were lawfully renewed by it in 1938 for premises on which lawful non-conforming uses either as restaurants, grocery stores, or roadside stands have continuously existed since 1928; and provided further, that in the case of a lawful non-conforming use existing at the time of the enactment of zoning ordinances under the provisions of this Act in that portion of the District in Montgomery and Prince George's Counties, respectively, outside the Maryland-Washington Metropolitan District, the particular use which may exist at the effective date of the said zoning ordinances, adopted under the authority of this Act, may be continued and appropriate licenses be issued, limited, however, to such particular use in each case. For the purpose of carrying out the provisions of this section, the Commission shall supply every such Clerk, administrative official, licensing body or board, and every other official or body empowered to issue any license or permit, with a copy of the map or maps showing the residential, commercial, industrial and other zones or districts in the District. Every license or permit issued in violation of this section shall be invalid; and the issuance of any such license or permit is hereby declared a misdemeanor and punishable as other misdemeanors are punishable under Section 27 of this Act.