

more County Metropolitan District"), and to regulate, restrict or prohibit the location and use of buildings, structures and land for trade, industry, residence or other purposes within said areas. Such regulations shall be made in accordance with a comprehensive plan. They shall be designed to reduce congestion in the roads, streets and alleys; to promote safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and to avoid undue concentration of population; to facilitate adequate provision for schools, parks, water, sewerage, transportation and other public requirements, conveniences and improvements, including such public utility buildings, structures and facilities as may be required in each district for the storage and/or distribution of gas and electricity.

For all or any of said purposes the County Commissioners of Baltimore County may designate within the Baltimore County Metropolitan District, the boundaries of which are fixed by said Chapter 539 of the Acts of the General Assembly of Maryland of 1924, certain residence districts or divisions of such number, shape and area as may be deemed best suited to carry out the purposes of this Act, and within such districts they may regulate and restrict the erection, construction, reconstruction, alteration, repair and use of buildings, structures and land. All such regulations shall be uniform for each class or kind of building or structure throughout each district, but the regulations in one district may differ from those in other districts.

The County Commissioners shall determine the manner in which regulations and restrictions, and the boundaries of such districts, shall be established and enforced, and from time to time, amended, supplemented and changed. Before determining the boundaries of the proposed districts and the regulations to be enforced therein, they shall hold a public hearing or hearings thereon, giving at least fifteen days notice in a newspaper of general circulation throughout the Metropolitan District of Baltimore County, of the place and time of the beginning of such hearing or hearings. The County Commissioners shall have power to amend, supplement or repeal the regulations or restrictions adopted by them, provided that before doing so they shall follow the same procedure with respect to notice and public hearings as is herein provided for the original regulations and restrictions.

The County Commissioners are hereby vested with such duties and powers as may be necessary and advisable for the proper administration of this Act and of such zoning regulations as they may adopt under the provisions of this Act, including the power to make general exceptions to permit con-