

52A. The Commissioners shall have the authority to zone the Town of Aberdeen, dividing the same into several districts, and in each of said districts may prescribe reasonable rules and regulations relating to the character and type of buildings to be constructed therein, and the materials to be used in said buildings, and no buildings shall be erected in said zone by any person, firm or corporation, unless and until the said person, firm or corporation, shall submit to the Commissioners plans for said buildings, which shall include the materials to be used in the construction of the same, and the location of the land on which said building is to be placed, and if the said plans of any building or structure, or the location thereof on the land, and the materials proposed to be used for the same, shall not be in the nature of a general improvement in the zone, or district in which said building or structure is to be erected, then and in that event the Commissioners may refuse to issue a permit for the same, but in no case shall any excavation or construction begin until a permit shall have been first obtained from the Commissioners.

The Commissioners are hereby authorized and empowered in the Town at large, before the creation of zones, or districts, and thereafter in said zones or districts, to fix and determine the location and size of any sign or other outdoor advertising matter, and the size and character of the lettering and numerals thereon; to require a permit for the erection and maintenance of such signs or other outdoor advertising matter; to refuse or revoke such a permit in event the applicant does not reside on the premises where the sign is to be erected, and continue to reside thereon while it is maintained, or in event the applicant attempts to advertise the business or profession of another; and to declare such unauthorized erection and maintenance to be a misdemeanor, punishable by fine or commitment to jail.

The Commissioners are hereby authorized and empowered to pass such ordinance or ordinances as shall protect the property of the inhabitants of the Town against fire hazards, which said ordinance or ordinances shall provide penalties for disobedience of the same and shall provide, also, means of abatement of said fire hazards, if it be reasonable and convenient to do so at the expense of the owner of said property and the cost of the said abatement shall be a lien on the said property where said fire hazard appears and shall take precedence over a mortgage or any other lien on said property.

SEC. 2. *And be it further enacted,* That all ordinances