

Patuxent River, (2) Largo Road between its intersections with the Defense Highway, the Crain Highway, (3) The Crain Highway between the corporate limits of the Town of Upper Marlboro and the intersection of said highway to the Croome Road, and (4) The Fort Foote Road from its intersection with Livingston Road to its intersection with what is known as the Old Fox Ferry Road, and (5) of The Crain Highway between Wells Corner and its intersection with the Defense Highway near Priest Bridge, and (6) of the Wells Corner-Hill's Bridge Highway between Wells Corner and Hill's Bridge, in Prince George's County. As used in this sub-title, the term "specified highways" include only these highways.

(b) A protective area is hereby created comprising all land within three hundred (300) feet of the nearer margin of the right-of-way along the specified highways; and, as used in this sub-title, the term "protective area" includes only this area.

897B. (a) To promote the safety of persons and property on and near the specified highways, to prevent or reduce congestion thereon, to maintain their usefulness and efficiency, and to promote the public health, safety, morals and welfare, the County Commissioners of Prince George's County are hereby authorized to adopt reasonable regulations—

(1) to regulate structures of all kinds and uses of land and structures within the protective area;

(2) to establish districts within the protective area from which all or designated classes of commercial and business structures and uses are excluded;

(3) to establish set-back lines for structures and uses along the specified highways.

(b) No such regulations shall affect any existing structures or uses of land or structures so long as they continue, except that changes in existing structures or uses shall be subject to the regulations.

(c) No regulations shall become effective until—

(1) The County Commissioners have held a public hearing upon the proposed regulations after at least ten (10) days' notice of the hearing has been published at least once in a newspaper circulating in Prince George's County; and

(2) The regulations adopted have been published at least once in a newspaper circulating in the county; and

(3) A copy of the regulations certified by the Clerk of the County Commissioners has been filed with the Clerk of the Circuit Court of Prince George's County.

(d) Any regulations adopted under this sub-title may be amended by the same procedures provided for original regulations or may be repealed.