

lieu thereof, said new section to be known as Section 72B, of Article 3 of the Code of Public Local Laws of Maryland (1930 Edition), title "Baltimore County", sub-title "Building Regulations", to follow immediately after Section 72 of said Article and to read as follows:

ZONING

72B. For the purpose of promoting health, safety, morals and the general welfare of the community, the County Commissioners of Baltimore County are hereby empowered to regulate and restrict, within Baltimore County, the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, the set-back or distance of any buildings or structure from front or side lot, road, street or alley line and other open spaces, the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes. 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 gas and electric structures and facilities.

For all or any of said purposes the County Commissioners of Baltimore County may divide Baltimore County into 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. It shall be the duty of the Zoning Commissioner, hereinafter provided for, to recommend the boundaries of the proposed districts, and the regulations to be enforced therein. The Zoning Commissioner shall make a preliminary report and hold public hearings thereon before submitting his final report. After the County Commissioners have received the final report, they shall hold a public hearing or hearings thereon, giving at least