

buildings for trade, industry, residence and other purposes, the height of buildings and other structures, the size of yards, courts and other open spaces; to provide for appeals to the Circuit Court of Anne Arundel County; to provide penalties for the violation of regulations and restrictions; to provide for the levying in each zone, an amount for expenses of administering this Act; to provide for injunctions in certain cases; and enacting the same as an emergency law.

SECTION 1. *Be it enacted by the General Assembly of Maryland*, That seven new sections be and they are hereby added to Article 2 of the Code of Public Local Laws of Maryland (1930 Edition), title "Anne Arundel County", sub-title "Zoning", said new sections to be known as Sections 516 to 522, inclusive, to follow immediately after Section 515 of said Article and to read as follows:

ZONING.

516. For the purpose of promoting health, safety, morals, and the general welfare of the community, the County Commissioners of Anne Arundel County are hereby empowered to designate residence areas within said County and to regulate, restrict or prohibit the location and use of buildings, structures and land for trade, industry, other commercial enterprises and residences 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 Anne Arundel County may designate within the County certain residence districts or divisions of such number, shape and area as may be deemed best suited to carry out the purposes of this sub-title, 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.