

is hereby repealed and re-enacted, with amendments, to read as follows:

#### ZONING.

72B. (a) For the purpose of promoting health, safety, morals and 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 setback or distance of any buildings or structures 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 purpose. 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 over-crowding 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.

(b) For all or any of said purposes the County Commissioners of Baltimore County may divide or sub-divide Baltimore County into districts, divisions or zones of such number, shape and area as may be deemed best suited to carry out the purposes of this Act, and within such districts, divisions or zones 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, division or zone, but the regulations in one district, division or zone, may differ from those in other districts, divisions or zones.

(c) The County Commissioners shall determine the manner in which regulations and restrictions, and the boundaries of such districts, divisions or zones 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, divisions or zones 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