

regulate and control Zoning Districts within the bounds of said County, regulate the use, height, area, *bulk* and type of construction of buildings and the use of land. Such regulations shall be made in accordance with a *master or comprehensive plan*.

The County Commissioners of Howard County may designate within the County certain Districts 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, by appropriate regulations, restrict, control, limit **[or]** *and* regulate the erection, alteration, repair and use of buildings and the use of land and regulate *and control* the number of families which may be housed *on any lot and in any building* **[per acre of land]**. All such regulations shall be uniform for each class or kind of building or structure *or use* throughout each District, but the regulations in one District may differ from those in other Districts.

362. The County Commissioners shall appoint a *Board of Zoning Appeals* and a Zoning Commissioner **[for]** of Howard County and confer such duties, powers and authority upon *each* **[said Zoning Commissioner]** as may be necessary and advisable for the proper administration and enforcement of this sub-title, including the power to summon and compel the attendance of witnesses.

The Board shall consist of three members who shall serve for a term of three years, provided, however, that of the first appointed members one shall be appointed for a term of one year, one for a term of two years and one for a term of three years. One member shall be designated by the County Commissioners as Chairman. Annually thereafter the Commissioners shall appoint one member to succeed the member whose term has expired. Vacancies shall be filled by the Commissioners for the unexpired term of any member whose place becomes vacant.

363. Any person, persons, taxpayer, officer, department, board or bureau of the County, jointly or severally aggrieved by any decision of the **[Zoning Commissioner]** *Board of Zoning Appeals* of Howard County, **[may, within thirty days after the filing of such decision in the office of the Zoning Commissioner, appeal to the Circuit Court for Howard County.**

The said Court shall hear all such appeals de novo without the intervention of a jury and shall have power to