

Edition), title "Washington County", sub-title "County Commissioners", to follow immediately after Sections 158 and 868, respectively, thereof, Sections 869 to 873, inclusive, to be under the new sub-title "Zoning", authorizing and empowering the County Commissioners of Washington County to construct, improve, and regulate storm water drainage, sanitary sewers, sewage disposal systems and refuse disposal along certain roads in Washington County, and to adopt a comprehensive plan of zoning rules, regulations and restrictions affecting the erection, extension and use of buildings and the use of land in said County, and relating generally thereto.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That Section 159 and Sections 869 to 873, inclusive, be and they are hereby added to Article 22 of the Code of Public Local Laws of Maryland (1930 Edition), title "Washington County", sub-title "County Commissioners", to follow immediately after Sections 158 and 868, respectively, thereof, Sections 869 to 873, inclusive, to be under the new sub-title "Zoning", and all to read as follows:

159. *The County Commissioners of Washington County are hereby authorized and empowered to establish, construct and improve and generally regulate storm water drainage, sanitary sewers, sewage disposal systems and refuse disposal along the county roads, streets, alleys and public rights of way in Washington County.*

Zoning

869. *For the purpose of promoting health, safety, morals and general welfare, to alleviate traffic congestion, to facilitate the safe flow of traffic, to protect ~~highways~~ HIGHWAY RIGHTS-OF-WAY from the encroachment of ~~advertising~~ structures and buildings, ~~to preserve the scenic beauty of Washington County~~ and to promote the orderly growth of said County in the interest of all its inhabitants, the County Commissioners of Washington County are hereby empowered to designate Zoning Districts within the bounds of said County, regulate the use, height, area and type of construction of buildings and the use of land. ~~Such regulations shall be made in accordance with a comprehensive plan.~~ The County Commissioners of Washington 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 regulate the erection, alteration, repair and use of buildings and the use of land and regulate the number of families which may be housed per acre of 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.*

870. *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. Before determining the boundaries of the proposed Districts and the regulations to be enforced therein, they shall hold a public hearing or hearings thereon, giving at least fifteen days notice in a newspaper of general circulation throughout the County, of the place and time of the beginning of such hearing or hearings. The County Commissioners shall have power*