

idence, recreation, agriculture, forestry, or other purposes. No regulation shall prohibit the use of any land by the owner of such land or his tenant for farming or other agricultural uses exclusively. The County Council and the Board of County Commissioners are individually designated, for the purposes of this section and sections 76, 77, 78, 80, 81, 83, 84, 86 and 98 of this sub-title, as District Council. Not less than three members of a District Council shall constitute a quorum.

76. Zoning Plans.

(a) *Powers of County Council and County Commissioners.*—Whenever the Commission makes, adopts, and certifies to the County Council of Montgomery County or the County Commissioners of Prince George's County a zoning plan of the Regional District, including the recommendations of the Commission for the regulation by districts or zones, of (1) the location, height, bulk and size of buildings and other structures, building lines, minimum frontages, depths and areas of lots, percentages of lots which may be occupied; (2) the sizes of lots, courts, and other open spaces; (3) the erection of temporary stands and structures; (4) the density and distribution of population; (5) the location and uses of buildings and structures for trade, industry, residence, recreation, agriculture, public activities, or other purposes; and (6) the uses of land for trade, industry, residence, recreation, agriculture, forestry, or other purposes, then the County Council or the County Commissioners may each exercise the powers granted it in Section 75 of this sub-title. For the purposes of such exercise of power, the County Council or County Commissioners may divide the portion of the Regional District lying within its county into districts or zones of such number, shape or area as it may determine. Within such districts the County Council or County Commissioners may regulate the erection, construction, reconstruction, alteration, and uses of buildings and structures and the uses of land or premises. All such regulations shall be uniform for each class or kind of building throughout any district or zone, but the regulations in one district or zone may differ from those in any other district or zone.

(b) *Hearings.*—Before adopting and certifying its zoning plan, the Commission shall hold a public hearing thereon, notice of which shall be published at least fifteen (15) days before the date of the hearing in a newspaper or newspapers of general circulation in the two counties. The notice shall contain the time and place of the meeting and shall specify the place and times at which the proposed text and maps may be examined.

77. Effect of Zoning Regulations.

Any such regulation imposing a lower height limitation, less percentage of lot occupancy, wider or larger courts, deeper yards, or other more strict limitations than those provided by State, county, municipal, or other local regulations, shall prevail within the area for which it is imposed over the limitations provided by State, county, municipal, or other local regulations.

78. Amendments to Zoning Regulations.

(a) *Authorized; procedure.*—Each District Council may from