

(b) In arriving at just compensation the State Roads Commission or the Court, as the case may be, shall take into consideration the length of time the outdoor advertising sign has been erected and its useful life. Also to be considered shall be the physical condition of the outdoor advertising sign and the degree of maintenance and improvements thereto or thereon since it was erected.

255. Rules and Regulations Governing Outdoor Advertising on the Federal-Aid Primary System.

On or before January 1, 1969 and notwithstanding any provision to the contrary in Sections 201 through 211 of Article 56 of the Annotated Code of Maryland, the State Roads Commission is hereby authorized to promulgate and adopt rules and regulations governing the issuance of permits for the erection and maintenance of outdoor advertising signs, displays or devices along the Federal-aid primary system of highways shall it determine rules and regulations are necessary. No outdoor advertising sign, display or device may be erected along or adjacent to such highways without a permit therefor first being obtained from the State Roads Commission. Such rules and regulations shall govern such things as the location, size, lighting, and spacing requirements of such outdoor advertising signs before permits will be issued for the erection thereof. The rules and regulations may also govern the method of erection and maintenance of such advertising signs. The rules and regulations hereby authorized shall govern outdoor advertising permitted under subsections (a), (b), (c) and (d) of Section 252 hereof. All such rules and regulations must be consistent with the safety and welfare of the traveling public as may be necessary to carry out the policy as herein declared.

Prior to the adoption of any such rules and regulations notice of their consideration shall be given in at least two newspapers of general circulation in the State by publication thereof once a week for not less than two weeks. The notice shall specify a time and place at which a public hearing on the rules and regulations will be held and rules and regulations are not to be adopted until the State Roads Commission has considered the testimony given at such hearing.

256. Exceptions:

Local political subdivisions shall have full authority under their own zoning laws to zone areas for commercial or industrial purposes, and such zoning regulations may include the size, spacing and lighting of outdoor advertising signs. The action of the local political subdivisions in this regard will be accepted for the purposes of this Act. Such rules and regulations as they pertain to outdoor advertising shall govern within the area so zoned any provision in this Act or rule and regulation of the State Roads Commission to the contrary notwithstanding. At any time that a political subdivision adopts comprehensive zoning which includes the regulation of outdoor advertising the State Roads Commission may so certify to the Federal Highway Administrator and control of outdoor advertising in industrial or commercial areas will transfer to the local political subdivision.

257. Fees and Penalties:

Fees for outdoor advertising permits required herein shall be as prescribed in Sections 202 through 211 of Article 56 of the Anno-