

porary 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 76 of this subheading.】

For the purposes of such exercise of power, *each District Council* 【the county council or county commissioners】 may divide the portion of the Regional District lying within its county into districts 【or】 *and zones* of such number, shape or area as it may determine. Within such districts *and zones* the *District Council* 【county council or county commissioners】 may regulate the erection, construction, reconstruction, alteration, and uses of buildings and structures and the uses of land, *including surface, subsurface, and air rights therein.* 【or premises】 *Both districts and zones may be created; [A]* 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.】

1(78) (70-89) (59-83) Amendments to zoning regulations; generally.

(a) Authorized; procedure. *After duly advertised public hearing [E]* each District Council may from time to time amend its regulations or any regulation, including the maps or any map, *in accordance with such procedures as may be established in the respective zoning ordinances. Such procedures and ordinances may include, but shall not be limited to: procedures limiting the times during which amendments may be adopted; provisions for hearings and preliminary determinations by an examiner, board or other agency; procedures for quorums, number of votes required to enact amendments and variations or increases therein based upon such factors as master plans, recommendations of the hearing examiner, planning board, municipality, or other body, and petitions of abutting property owners, and the evidentiary value which may be accorded to any or all of these; and procedures for hearing, notice, costs, and fees, amendment of applications, stenographic records, reverter, lapse, and reconsideration de novo of undeveloped zoning amendments. The existing provisions of the Regional District Law and of the ordinances heretofore enacted by the respective District Councils relating to the foregoing matters shall remain in full force and effect unless or until specifically superseded or amended in accordance with the power and authority granted herein, provided that no such amendment shall be made by a District Council, in a year in which the Council is elected, after the 31st day of October and until the newly elected Council is duly qualified and has taken office. [No such amendment shall be passed until it first be submitted, at least thirty-five (35) days prior to the hearing required*