

[1.]*2.00 Zoning—Baltimore City**2.01 Grant of Power*

For the purpose of promoting the health, security, ~~aesthetics~~, general welfare, and morals of the community, the Mayor and City Council of Baltimore City [and the legislative bodies of cities and incorporated towns of the State containing more than 10,000 inhabitants] are hereby empowered to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, *off-street parking*, the size of yards, courts, and other open spaces, the density of population, and the location and use of buildings, *signs*, structures, and land for trade, industry, residence, or other purposes.

~~Further, upon the zoning or rezoning of any land or lands, the Mayor and City Council may impose such restrictions, conditions, or limitations as may be deemed appropriate to preserve, improve or protect the general character and design of the land and improvements being zoned or rezoned, or of the surrounding or adjacent lands and improvements, and may upon the zoning or rezoning of any land or lands, retain or reserve the power and authority to approve or disapprove the design of buildings, construction, landscaping or other improvements, alterations, and changes made or to be made on the subject land or lands to assure conformity with the intent and purpose of this article and of the zoning ordinances of Baltimore City.~~

[2.]*2.02 Districts*

For any or all of said purposes the [local legislative body] Mayor and the City Council may divide the municipality into districts of such number, shape, and area as may be deemed best suited to [carry out] execute the purpose of this article; and within such districts it may regulate and restrict the erection, construction, reconstruction, alteration, repair, or use of buildings, structures, or land. All such regulations shall be uniform for each class or kind of [buildings] development throughout each district, but the regulations in one district may differ from those in other districts.

[3.]*2.03 Purposes*

Such regulations shall be made in accordance with [a comprehensive] the plan and designed to [lessen] control congestion in the streets; to secure the public safety [from fire, panic, and other dangers]; to promote health, ~~aesthetics~~, and the general welfare; to provide adequate light and air; to promote the conservation of natural resources; to prevent [the overcrowding of land] environmental pollution; to avoid undue concentration of population; to facilitate the adequate provision [of] for transportation, water, sewerage, schools, recreation, parks, and other public requirements. Such regulations shall be made with reasonable consideration, among other things, to the character of the district and its [peculiar] suitability for particular uses, and with a view to conserving the value of buildings and encouraging the orderly development and the most appropriate use of land throughout the [municipality] city of Baltimore.