

[21(a)]

4.01 Grant of Power

(A) For the purpose of promoting health, safety, ~~aesthetics~~, morals, or the general welfare of the community the legislative body of counties **[cities and other incorporated areas]** and *municipal corporations* 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.

~~Notwithstanding any other provisions of the law,~~ (B) *The local legislative body of a county or municipal corporation, upon the zoning or rezoning of any land or lands pursuant to the provisions of this Article, may impose such additional restrictions, conditions, or limitations as may be deemed appropriate to preserve, improve, or protect the general character and design of the lands 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 jurisdiction's zoning ordinance.* **THE POWERS PROVIDED IN 401 (B) SHALL BE APPLICABLE ONLY IF THE LOCAL LEGISLATIVE BODY ADOPTS AN ORDINANCE WHICH SHALL INCLUDE ENFORCEMENT PROCEDURES AND REQUIREMENTS FOR ADEQUATE NOTICE OF PUBLIC HEARINGS AND CONDITIONS SOUGHT TO BE IMPOSED.**

[21(b)]

4.02 Districts

For any or all of said purposes the local legislative body may divide the *county* or **[municipality]** *municipal corporation* into districts of such number, shape, and area as may be deemed best suited to **[carry out]** *execute* the purposes of this **[subtitle]** *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 **[building]** *development* throughout each district, but the regulations in one district may differ from those in other districts.

[21(c)]

4.03 Purposes

Such regulations shall be made in accordance with **[a]** *the* **[comprehensive]** 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 prevent the overcrowding of land]** *to promote the conservation of natural resources; to prevent environmental pollution*, to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewer-