

【Provided, however, that nothing in this subtitle shall prevent the construction of group houses on land zoned or rezoned for such purposes prior to June 1, 1961.】

【Provided, further, that group houses may be constructed in Anne Arundel County in varied type housing developments in accordance with rules and regulations of the local legislative body, which such rules and regulations shall contain the following requirements for varied type housing developments:】

【(a) Shall be located on tracts of land platted under one control or ownership, and consisting of not less than thirty (30) acres of ground in gross area, and】

【(b) Shall contain provisions for a density of not more than seven (7) dwelling units per gross acre, and no portion of any such varied type housing development hereafter platted and recorded among the land records of Anne Arundel County shall be amended in any fashion so as to increase the density to more than seven (7) dwelling units per gross acre, and】

【(c) Shall be so designed that a minimum of ten per cent of the gross area in said varied type of housing development shall be devoted to community recreational and/or open space use for the inhabitants of such development, and】

【(d) No more than fifty percent of the total number of dwelling units to be constructed shall be of the multiple family dwelling type (i.e., 3 or more dwelling units in one structure), and a minimum of twenty-five percent of the total number of dwelling units in said varied type housing development shall be of the single family type.】

【Nothing in this section shall apply to the City of Annapolis.】

【(j) Zoning Jurisdiction in Cecil County. Any incorporated town in Cecil County which exercises zoning powers under this subtitle has jurisdiction for such purposes within its own corporate limits and over the area around the town within one mile from the corporate limits, and this jurisdiction prevails over the zoning powers of the county.】

【(k) Zoning restrictions in Carroll County. In Carroll County, notwithstanding any other provisions of the law, the County Commissioners, upon the zoning or rezoning of any land or lands, may impose such restrictions, conditions or limitations as may be deemed by them to be 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 county zoning ordinance.】

【(l) Zoning restrictions in Frederick County. In Frederick County, notwithstanding any other provisions of the law, the County Commissioners, upon the zoning or rezoning of any land or lands, may impose such restrictions, conditions or limitations as may be deemed by them to be appropriate to preserve, improve or protect