

16.202—Purpose

For the purpose of promoting the health, safety, morals and general welfare of Howard County, the Zoning Board is hereby empowered to regulate and restrict the height, number of stories and size of buildings and other structures; the percentage of lot area that may be occupied; the size of yards, courts and other open spaces; the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes.

16.203—Zoning Districts and Zoning Regulations

For any or all of the purposes of this title the Zoning Board may divide the County into districts of such number, shape and area as may be deemed best suited to carry out the purposes of this title, 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 or structure or use throughout each district but the regulations in one district may differ from those in other districts. Such district boundaries and regulations shall be made in accordance with a comprehensive plan and shall be designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health, safety, and the general welfare; to provide adequate light and air; to provide for the best utilization of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, 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 most appropriate use of land throughout the County.

The Zoning Board may provide for copies of the comprehensive zoning map and a compilation of all zoning regulations to be published and made available at cost to any person.

16.204—Amendment of Zoning Regulations and Zoning Districts

Zoning regulations, districts, boundaries and restrictions may from time to time be amended, supplemented, changed, or repealed by the Zoning Board. The Zoning Board shall provide for the manner in which such regulations and restrictions and the boundaries of such districts shall be determined, established, and enforced, and from time to time amended, supplemented, changed, or repealed. However, no such regulations, restriction or boundary or amendment thereto or repeal thereof shall become effective until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard and, if a district boundary is to be amended or changed, unless the property subject of the zoning petition shall be posted with the time and date of the beginning of the hearing for at least ~~fifteen (15)~~ THIRTY (30) days prior to the said hearing. At least ~~fifteen (15)~~ THIRTY (30) days' notice of the time and place of the beginning of such hearing shall be published in ~~an official paper or a~~ AT LEAST TWO NEWSPAPERS of general circulation in Howard County. Provided, however, that before the Zoning Board shall take any final action in a zoning district or regulation determination, establishment, change, supplement, amendment or repeal, it shall consider the report of the Planning Board.