

Streets," "General Provisions," and "Historic Area Zoning," correcting certain errors in the laws relating generally to zoning and planning.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That Sections 2.05(a), 2.05(d), 2.06(a), 4.01(b), 4.05(c), 4.06(a), 4.08(d), 5.03(a), 5.07, 6.02, 7.05, 8.01(a), and 8.07 of Article 66B OF THE ANNOTATED CODE OF MARYLAND (1971 Supplement), title "Zoning and Planning," subtitles, respectively "Zoning and Planning in Baltimore City," "General Development, Regulations and Zoning," "Subdivision Control," "Development in Mapped Streets," "General Provisions," and "Historic Area Zoning"; be and they are hereby repealed and re-enacted, with amendments, to read as follows:

2.05.

(a) Such regulations, restrictions and boundaries may from time to time be amended, supplemented, modified, or repealed. Where the purpose and effect of the proposed amendment is to change the zoning classification of particular property, the local legislative body shall make findings of fact in each specific case including, but not limited to, the following matters: population change, availability of public facilities, present and future transportation patterns, compatibility with existing and proposed development for the area, the recommendation of the planning commission and the board of municipal and zoning appeals, and the relation of such proposed amendment to the jurisdiction's plan; and may grant the amendment based upon a finding that there was a substantial change in the character of the neighborhood where the property is located or that there was a mistake in the existing zoning classification. The provisions of [subsection] subsection (d) of this section relative to public hearings and official notice shall apply equally to all changes or amendments.

(d) The provisions of [subsection 2.04] Section 2.04 relative to public hearings and official notice shall apply equally to all changes or amendments.

2.06.

(a) The city council may appoint from time to time full and part-time hearing examiners as in its discretion may be deemed necessary and appropriate and may delegate to the said hearing examiner or examiners the power to hold and conduct public hearings in any specific case as required and set forth in [subsection 2.05] Section 2.05 above. Such hearing shall be conducted in such a manner and subject to such rules and regulations as may be provided by the local legislative body.

4.01.

(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 re-