

business is located, and

[(e)] (V) That in the opinion of the board the granting of such special license will not be detrimental to the general public welfare.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1973.

Approved May 24, 1973.

CHAPTER 857

(House Bill 1286)

AN ACT to add new Section 215(c) to the Code of Public Local Laws of St. Mary's County (1965 Edition, being Article 19 of the Code of Public Local Laws of Maryland), title "St. Mary's County," subtitle "Zoning," to follow immediately after Section 215(b) thereof; and to designate the first two paragraphs of Section 215 thereof as Sections 215(a) and (b) respectively; to provide that no dwellings shall be placed or built on land less than an acre in size, unless it is in an approved subdivision SERVICED BY A CENTRAL SEWER SYSTEM APPROVED BY THE APPROPRIATE STATE OR LOCAL AUTHORITIES.

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That new Section 215(c) be and it is hereby added to the Code of Public Local Laws of St. Mary's County (1965 Edition, being Article 19 of the Code of Public Local Laws of Maryland), title "St. Mary's County," subtitle "Zoning," to follow immediately after Section 215(b) thereof; and that the first two paragraphs of Section 215 thereof are hereby designated as Sections 215(a) and (b) respectively, all to read as follows:

215.

(A) For the purpose of promoting health, safety, morals, and the general welfare of the community, the County Commissioners of St. Mary's County are hereby empowered to designate residence areas within said County and to regulate, restrict or prohibit the location and use of buildings, structures and land for trade, industry, other commercial enterprises and residences or other purposes within said areas. Such regulations shall be made in accordance with a comprehensive plan. They shall be designed to reduce congestion in the roads, streets and alleys; to promote safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and to avoid undue concentration of population; to facilitate adequate provision for schools, parks, water, sewerage, transportation and other public requirements, conveniences and improvements, including such public utility buildings, structures and facilities as may be required in each district for the storage and/or distribution of gas and electricity, and may make all regulations necessary to insure the proper disposal of waste, garbage and sewerage, in accordance with careful health and sanitation procedure.

(B) For all or any of said purposes the County Commissioners of St. Mary's County may designate within the County certain residence districts or divisions of such number, shape and area as may be deemed best suited to carry out the purposes of this sub-title, and within such districts they may regulate and restrict