

In addition to, but not in substitution of, the powers which have been, or may hereafter be, granted to it, such legislative body also shall have the following express ordinance-making powers:

(34) (I) IT HAS BEEN AND SHALL CONTINUE TO BE THE POLICY OF THIS STATE THAT THE ORDERLY DEVELOPMENT AND USE OF LAND AND STRUCTURES REQUIRES COMPREHENSIVE REGULATION THROUGH IMPLEMENTATION OF PLANNING AND ZONING CONTROLS.

(II) IT HAS BEEN AND SHALL CONTINUE TO BE THE POLICY OF THIS STATE THAT PLANNING AND ZONING CONTROLS SHALL BE IMPLEMENTED BY LOCAL GOVERNMENT.

(III) TO ACHIEVE THE PUBLIC PURPOSES OF THIS REGULATORY SCHEME, THE GENERAL ASSEMBLY RECOGNIZES THAT LOCAL GOVERNMENT ACTION WILL ~~LIMIT--FREE--BUSINESS--ENTERPRISE--~~ AND DISPLACE OR LIMIT ECONOMIC COMPETITION BY OWNERS AND USERS OF PROPERTY.

(IV) IT IS THE POLICY OF THE GENERAL ASSEMBLY AND OF THIS STATE THAT COMPETITION AND ENTERPRISE SHALL BE SO DISPLACED OR LIMITED FOR THE ATTAINMENT OF THE PURPOSES OF THE STATE POLICY FOR IMPLEMENTING PLANNING AND ZONING CONTROLS AS SET FORTH IN THIS ARTICLE AND ELSEWHERE IN THE PUBLIC LOCAL AND PUBLIC GENERAL LAW.

(V) THE POWERS GRANTED TO THE MUNICIPALITY PURSUANT TO THIS SUBSECTION SHALL NOT BE CONSTRUED:

1. TO GRANT TO THE MUNICIPALITY POWERS IN ANY SUBSTANTIVE AREA NOT OTHERWISE GRANTED TO THE MUNICIPALITY BY OTHER PUBLIC GENERAL OR PUBLIC LOCAL LAW;

2. TO RESTRICT THE MUNICIPALITY FROM EXERCISING ANY POWER GRANTED TO THE MUNICIPALITY BY OTHER PUBLIC GENERAL OR PUBLIC LOCAL LAW OR OTHERWISE;

3. TO AUTHORIZE THE MUNICIPALITY OR ITS OFFICERS TO ENGAGE IN ANY ACTIVITY WHICH IS BEYOND THEIR POWER UNDER OTHER PUBLIC GENERAL LAW, PUBLIC LOCAL LAW, OR OTHERWISE;
OR

4. TO PREEMPT OR SUPERSEDE THE REGULATORY AUTHORITY OF ANY STATE DEPARTMENT OR AGENCY UNDER ANY PUBLIC GENERAL LAW.

Article 25A - Chartered Counties of Maryland

5.

The following enumerated express powers are granted to and conferred upon any county or counties which hereafter form a charter under the provisions of Article 11A of the Constitution, that is to say: