

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

(C) 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.

(D) 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.

(E) THE POWERS GRANTED TO THE COMMISSION AND DISTRICT COUNCILS PURSUANT TO THIS SECTION SHALL NOT BE CONSTRUED:

(1) TO GRANT TO THE COMMISSION AND DISTRICT COUNCILS POWERS IN ANY SUBSTANTIVE AREA NOT OTHERWISE GRANTED TO THE COMMISSION AND DISTRICT COUNCILS BY OTHER PUBLIC GENERAL OR PUBLIC LOCAL LAW;

(2) TO RESTRICT THE COMMISSION AND DISTRICT COUNCILS FROM EXERCISING ANY POWER GRANTED TO THE COMMISSION AND DISTRICT COUNCILS BY OTHER PUBLIC GENERAL OR PUBLIC LOCAL LAW OR OTHERWISE; NOR

(3) TO AUTHORIZE THE COMMISSION AND DISTRICT COUNCILS 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.

SECTION 2. AND BE IT FURTHER ENACTED, That if any provision of this Act or the application thereof to any person or circumstance is held invalid for any reason, the invalidity shall not affect the other provisions or any other application of this Act which can be given effect without the invalid provisions or application, and to this end all the provisions of this Act are declared to be severable.

SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1983.

Approved May 24, 1983.

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