

## 2.03. Purposes.

(A) [Such] THE regulations ADOPTED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE UNDER THIS SUBTITLE shall be [made] WRITTEN in accordance with the [plan and designed to control] PLAN.

(B) THE REGULATIONS ADOPTED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE SHALL BE DESIGNED TO:

- (1) CONTROL congestion in the streets;
- (2) [to secure] SECURE the public safety;
- (3) [to promote] PROMOTE health[,] and the general welfare;
- (4) [to provide] PROVIDE adequate light and air;
- (5) [to promote] PROMOTE the conservation of natural resources;
- (6) [to prevent] PREVENT environmental pollution;
- (7) [to avoid] AVOID AN undue concentration of population; AND
- (8) [to facilitate] FACILITATE the adequate provision [for] OF transportation, water, sewerage, schools, recreation, parks, and other public requirements.

(C) [Such] THE regulations ADOPTED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE shall [be made with reasonable consideration, among other things, to the] INCLUDE A REASONABLE CONSIDERATION OF:

- (1) THE character of the district and its suitability for particular [uses, and with a view to conserving] USES;
- (2) THE CONSERVATION OF the value of [buildings and encouraging the] BUILDINGS; AND
- (3) ENCOURAGEMENT FOR orderly development and the most appropriate use of land throughout the City of Baltimore.

## 2.04. Method of procedure.

(A) The Mayor and City Council of Baltimore [City] shall provide for the manner in which [such regulations and restrictions] REGULATIONS, RESTRICTIONS, and the boundaries of [such] districts shall be determined, established, [and] enforced, and [from time to time] PERIODICALLY amended[, supplemented, or modified].

(B) (1) [However, no such] A regulation, restriction, or boundary [shall] MAY NOT become effective until after at least one public hearing [in relation thereto,] IS HELD at which parties in interest and citizens [shall] have an opportunity to be heard.

(2) (I) At least [fifteen days'] 15 DAYS BEFORE A PUBLIC HEARING IS HELD UNDER THIS SECTION, THE MAYOR AND CITY COUNCIL OF BALTIMORE SHALL