

General Development Regulations and Zoning

4.01. Grant of powers; [certain restrictions in St. Mary's County;] statement of policy; construction of powers.

(A) (1) IT IS THE POLICY OF THIS STATE THAT:

(I) THE ORDERLY DEVELOPMENT AND USE OF LAND AND STRUCTURES REQUIRES COMPREHENSIVE REGULATION THROUGH THE IMPLEMENTATION OF PLANNING AND ZONING CONTROLS; AND

(II) PLANNING AND ZONING CONTROLS SHALL BE IMPLEMENTED BY LOCAL GOVERNMENT.

(2) TO ACHIEVE THE PUBLIC PURPOSES OF THIS REGULATORY SCHEME, IT IS THE POLICY OF THE GENERAL ASSEMBLY AND THIS STATE THAT LOCAL GOVERNMENT ACTION WILL DISPLACE OR LIMIT ECONOMIC COMPETITION BY OWNERS AND USERS OF PROPERTY THROUGH THE PLANNING AND ZONING CONTROLS SET FORTH IN THIS ARTICLE AND ELSEWHERE IN THE PUBLIC LOCAL AND PUBLIC GENERAL LAWS.

[(a)](B) (1) [For the purpose of promoting] TO PROMOTE THE health, safety, morals, or [the] general welfare of the [community the] COMMUNITY, A LOCAL legislative body [of counties and municipal corporations are hereby empowered to] MAY regulate and [restrict the] RESTRICT, FOR TRADE, INDUSTRY, RESIDENCES, AND OTHER PURPOSES:

(I) THE height, number of stories, and size of buildings and other structures[, the];

(II) THE percentage of A lot that may be occupied[, off-street parking, the];

(III) OFF-STREET PARKING;

(IV) THE size of yards, [courts] COURTS, and other open [spaces, the] SPACES;

(V) THE density of [population] POPULATION; and

(VI) [the] THE location and use of buildings, signs, structures and land [for trade, industry, residence or other purposes].

(2) (i) If [the] A LOCAL legislative body [of a county or municipal corporation] regulates off-street parking, the LOCAL legislative body shall require space for the parking of bicycles in a manner that the LOCAL legislative body considers appropriate.

(ii) [The] A LOCAL legislative body may allow a reduction in the number of required automobile parking spaces based on the availability of space for parking bicycles.