

- (i) The lands and improvements being zoned or rezoned; or
- (ii) The surrounding or adjacent lands and improvements.

(2) A MUNICIPAL CORPORATION MAY INCLUDE IN AN ANNEXATION AGREEMENT LIMITATIONS ON THE USES OF LAND AND DENSITIES OF DEVELOPMENT OTHERWISE ALLOWED IN THE ZONING DISTRICT WHERE THE LAND IS LOCATED.

[(2)] (3) On the zoning or rezoning of any land, a local legislative body may retain or reserve the power to approve or disapprove the design of buildings, construction, landscaping, or other improvements, alterations, and changes made or to be made on the land being zoned or rezoned to assure conformity with the intent and purpose of this article and of the local jurisdiction's zoning ordinance.

[(3)] (4) The powers provided in this subsection shall apply only if the local legislative body adopts an ordinance which shall include enforcement procedures and requirements for adequate notice of public hearings and conditions sought to be imposed.

4.02.

(a) A local legislative body may divide the local jurisdiction into districts of any number, shape, and area that the local legislative body considers best suited to execute the purposes of this article.

(b) (1) Within the districts created, the local legislative body may regulate and restrict the erection, construction, reconstruction, alteration, repair, or use of buildings, structures, or land.

(2) **[All] EXCEPT AS PROVIDED IN THIS ARTICLE OR OTHERWISE AUTHORIZED BY LAW, ALL** regulations shall be uniform for each class or kind of development throughout each district, but the regulations in one district may differ from those in other districts.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2004.

May 26, 2004

The Honorable Thomas V. Mike Miller, Jr.  
President of the Senate  
State House  
Annapolis, MD 21401

Dear Mr. President:

In accordance with Article II, Section 17 of the Maryland Constitution, I have today vetoed Senate Bill 408 - *Banking Institutions - Savings Banks*.

This bill authorizes a savings bank to have any banking institution in this State, any other bank in this State, or any State or federal savings and loan association in this State merge into the savings bank if the Commissioner, after receiving the advice of