

lation, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.

As to zoning ordinances of Baltimore City, see notes to art. 23 of Declaration of Rights, and to art. IV, secs. 28 and 39 of Constitution.

Art. 66B referred to in construing Zoning Ordinance of Baltimore City. *Jack Lewis, Inc. v. Baltimore*, 164 Md. 148; *Lipsitz v. Parr*, 164 Md. 225; *Sugar v. North Balto. M. P. Church*, 164 Md. 487.

The uniformity required by this section does not preclude legislative body from reserving power to legislate separately with respect to permits for filling stations in areas not prohibited by zoning ordinance. *Kramer v. Baltimore*, 166 Md. 327.

See secs. 10-37.

1927, ch. 705, sec. 2.

2. *Districts.* For any or all of said purposes the local legislative body may divide the municipality into districts of such number, shape, and area as may be deemed best suited to carry out the purpose of this Article; and within such districts it may regulate and restrict the erection, construction, reconstruction, alteration, repair, or use of buildings, structures, or land. All such regulations shall be uniform for each class or kind of buildings throughout each district, but the regulations in one district may differ from those in other districts.

1927, ch. 705, sec. 3.

3. *Purposes.* Such regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. Such regulations shall be made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.

1927, ch. 705, sec. 4.

4. *Method of Procedure.* The legislative body of such municipality shall provide for the manner in which such regulations and restrictions and the boundaries of such districts shall be determined, established, and enforced, and from time to time amended, supplemented, or changed. However, no such regulation, restriction, or boundary shall become effective until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least 15 days' notice of the time and place of such hearing shall be published in an official paper, or a paper of general circulation, in such municipality.

1927, ch. 705, sec. 5.

5. *Changes.* Such regulations, restrictions and boundaries may from time to time be amended, supplemented, changed, modified, or repealed.