

tion, agriculture, public activities or other purposes, and the uses of land for trade, industry, residence, recreation, agriculture, forestry or other purposes. No regulation shall prohibit the use of any land by the owner of such land or his tenant for farming or other agricultural uses exclusively. Each of said Boards of County Commissioners is hereby designated, for the purpose of this section and Sections 2Q to 2Y, inclusive, of this Act as District Council. Not less than three members of a District Council shall constitute a quorum.

Q. Whenever the Commission makes, adopts, and certifies to the Board of County Commissioners of Montgomery or Prince George's County a zoning plan of the District, including the recommendations of the Commission for the regulation by districts or zones of the location, height, bulk, and size of buildings and other structures, building lines, minimum frontages, depths and areas of lots, percentages of lots which may be occupied, sizes of lots, courts and other open spaces, erection of temporary stands and structures, density and distribution of population, location and uses of buildings and structures for trade, industry, residence, recreation, agriculture, public activities or other purposes, and the uses of land for trade, industry, residence, recreation, agriculture, forestry or other purposes, then said Board of County Commissioners of Montgomery County or said Board of County Commissioners of Prince George's County may exercise the powers granted to it in Section 2P of this Act, and for the purposes of such exercise divide the portion of the District lying within its county into districts or zones of such number, shape, or area as it may determine, and within such districts may regulate the erection, construction, reconstruction, alteration and uses of buildings and structures and the uses of land or premises. All such regulations shall be uniform for each class or kind of building throughout any district or zone, but the regulations in one district or zone may differ from those in any other district or zone.

Before adopting and certifying its zoning plan, the Commission shall hold a public hearing thereon, notice of which shall be published at least fifteen days before the date of the hearing in a newspaper or newspapers of general circulation in said two counties, which notice shall contain the time and place of the meeting and shall specify the place and times at which the proposed text and maps may be examined.

R. Any such regulation imposing a lower height limitation, less percentage of lot occupancy, wider or larger courts, deeper yards, or other more strict limitations than those provided by state, county, municipal or other local regulations shall, within the area for which it is imposed, prevail over the said limita-