

with power to make special exceptions to the terms of the ordinance; to provide remedies for violation; to provide for conflict with other existing laws or ordinances; and to provide for the administration of such ordinances as may be passed under the provisions of this Act.

SECTION 1. *Be it enacted by the General Assembly of Maryland, That nine new sections be and they are hereby added to Article 24, of the Code of Public Local Laws of Maryland (1930 Edition), title "Worcester County", subtitle "Pocomoke City", said new sections to be known as Sections 227A to 227-I to follow immediately after Section 227 and to read as follows:*

*227A. For the purposes of promoting the health, security, general welfare and morals of the community, the Mayor and Council of Pocomoke City shall have the power to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes.*

*227B. For any or all of said purposes in the foregoing section, said Mayor and Council of Pocomoke City may divide the municipality into districts of such number, shape and area as it may deem best to carry out the purpose of this Act; and within such districts may regulate and restrict the erection, construction, re-construction, 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.*

*227C. Such regulations to be made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure the safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements, and otherwise to control and direct municipal expansion and development. 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*