

*encouraging the most appropriate use of land throughout such municipality.*

*227D. The Mayor and Council of Pocomoke City may 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 a paper of general circulation in Worcester County.*

*227E. Such regulations, restrictions and boundaries may from time to time be amended, supplemented, changed, modified, or repealed. In case, however, of a protest against such change, signed by the owners of 20 per cent. or more either of the area of the lots included in such proposed change or of those immediately adjacent in the rear thereof extending 100 feet therefrom, or of those directly opposite lots extending 100 feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of all the members of the legislative body of such municipality. The provisions of the previous section relative to public hearings and official notice shall apply equally to all changes or amendments.*

*227F. In order to avail itself of the powers conferred by the Act, the Mayor and Council of Pocomoke City may appoint a commission, and establish the number of members thereof, to be known as the Zoning Commission, to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein. Such Commission shall make a preliminary report and hold public hearings thereon before submitting its final report, and the Mayor and Council of Pocomoke City shall not hold its public hearings or take action until it has received the final report of such Commission.*

*227G. (a) The Mayor and Council of Pocomoke City may provide for the appointment of a Board of Zoning Appeals, and in the regulations and restrictions adopted pursuant to the authority of this Act may provide that the said Board of Zoning Appeals may, in appropriate cases and subject to appropriate conditions and safeguards, make special exceptions to the terms of the ordinance in harmony*