

height, number of stories, the 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, the location and use of buildings, structures and land for trade, industry, residence or other purposes; such regulations to be made in accordance with a comprehensive plan; to provide for the creation by the Mayor and Council, of a Commission which shall recommend the boundaries of the various districts and appropriate regulations to be enforced therein; to provide for public hearings in relation thereto; to provide for amendment, modification and repeal of such regulations; to provide for the creation of a Zoning Commission to make recommendations with respect to the boundaries of such districts and the regulations to be enforced therein; to provide for the creation of a Board of Adjustment with power to hear and decide appeals from the decision of administrative officers in the enforcement of this Act; to hear and decide exceptions to the terms of ordinances promulgated in pursuance hereof and to make special exceptions in certain cases; to provide remedies for violation of this Act or of any ordinance or regulation made under authority conferred hereby; and to provide for conflict with other existing laws or regulations and to set a date when this Act shall become effective.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That for the purpose of promoting health, safety, morals, or the general welfare of the community, the Mayor and Council of the Town of Takoma Park in Montgomery and Prince George's Counties, within the corporate limits of the municipality, is hereby empowered 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.

SEC. 2. *And be it further enacted,* That for any or all of said purposes the said Mayor and Council may divide the municipality into districts of such number, shape and area as may be deemed best suited to carry out the purposes of this Act; 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