

APPENDIX A

ORDINANCE #3607

ORDINANCE NO. 3607

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND, ENTITLED "AN ORDINANCE TO REPEAL AND REENACT, WITH AMENDMENTS, A ZONING ORDINANCE OF THE CITY OF CUMBERLAND, MARYLAND, INCLUDING A ZONING DISTRICT MAP, ENTITLED 'ZONING MAP, CITY OF CUMBERLAND,' DATED MARCH 18, 2008, WHICH SHALL BE A PART OF THE ZONING ORDINANCE, TO PROMOTE THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BY REGULATING AND RESTRICTING 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 SPACES, THE DENSITY OF POPULATION, AND THE LOCATION AND USE OF BUILDINGS, SIGNS, STRUCTURES, AND LAND FOR TRADE, INDUSTRY, RESIDENCES, OR OTHER PURPOSES, IN ACCORDANCE WITH A COMPREHENSIVE PLAN; TO PROVIDE FOR THE ADMINISTRATION AND ENFORCEMENT OF THE REGULATIONS AND RESTRICTIONS; TO IMPOSE CERTAIN DUTIES AND CONFER POWERS UPON THE BUILDING ENGINEER AND THE BOARD OF APPEALS, WHICH SAID BOARD IS CREATED BY THE PROVISIONS OF THIS ORDINANCE; TO PROVIDE FOR APPEALS; TO PROVIDE PENALTIES FOR THE VIOLATION OF THE PROVISIONS OF THIS ORDINANCE; TO PROVIDE FOR AMENDMENTS TO THIS ORDINANCE AND TO PROVIDE FOR THE REPEAL OF ALL OTHER LAWS IN CONFLICT WITH THIS ORDINANCE; IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 66B OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED."

WHEREAS, ARTICLE 66B of the Annotated Code of Maryland empowers the City to enact a Zoning Ordinance and to provide for its administration, enforcement; and

WHEREAS, the Mayor and City Council deems it necessary for the purpose of promoting the health, safety, morals, or general welfare of the City to enact such an ordinance; and

WHEREAS, the Mayor and City Council, pursuant to the provisions of Article 66B of the Annotated Code of Maryland, has appointed a Municipal Planning and Zoning Commission to recommend the boundaries of the various original zones and appropriate regulations to be enforced therein; and

WHEREAS, the Municipal Planning and Zoning Commission has divided the incorporated areas of the City into zones and has prepared regulations pertaining to such zones in accordance with a comprehensive plan and designed to lesson 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; and

WHEREAS, the Mayor and Council has adopted the 2004 Comprehensive Plan, which recommends changes to the City's Zoning Ordinance; and

WHEREAS, the Municipal Planning and Zoning Commission has given reasonable consideration, among other things, to the character of the zones and their peculiar suitability for

particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Municipal Planning and Zoning Commission has made a preliminary report and held public hearings thereon, and submitted its final report to the Mayor and City Council; and

WHEREAS, the Mayor and City Council has given due public notice of hearings related to zones, regulations, and restrictions and has held such public hearings; and

WHEREAS, all requirements of Article 66B of the Annotated Code of Maryland, with regard to the preparation of the report to the Mayor and City Council, have been met.

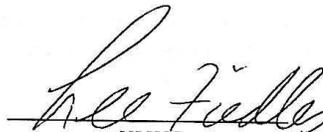
NOW, THEREFORE:

SECTION 1: BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF CUMBERLAND, That Chapter 33 of the Code of the City of Cumberland, as enacted by Ordinance No. 3306, passed on September 29, 1998, and as amended from time to time, be and is hereby repealed.

SECTION 2: AND BE IT FURTHER ORDAINED That there is hereby adopted by the Mayor and City Council of Cumberland, for the purpose of establishing rules and regulations relating to all matters concerning planning and/or zoning, that certain Ordinance recommended by the Municipal Planning and Zoning Commission, and all amendments thereto, of which not less than three (3) copies are filed in the office of the City Clerk, including all official zoning maps and appendices thereto, a copy of each of which is attached hereto, and unless specifically deleted from this Chapter, such Ordinance is hereby adopted and incorporated as fully as if set out at length in this Ordinance, and the provisions thereof shall be controlling in connection with all matters regarding planning or zoning, and the administration thereof within the City of Cumberland.

SECTION 3: AND BE IT FURTHER ORDAINED, that this Ordinance shall take effect ten (10) days from the date of its passage.

Passed this 18th day of March, 2008.


MAYOR

ATTEST:



Sharon Clark, City Clerk

1st Reading	<u>March 4, 2008</u>
2nd Reading	<u>March 18, 2008</u>
3rd Rdg./Adoption	<u>March 18, 2008</u>

APPENDIX B

SITE PLAN REVIEW CHECKLIST

City of Cumberland

SITE PLAN REVIEW APPLICATION

- Detailed Scaled Site Plan (Including Scale Legend)
 - Lot Size
 - Building Footprint
 - Ingress/Egress
 - Stormwater Management
 - Off-Street Parking
 - Buffers

- Fee: \$50.00

APPENDIX C

ZONING MAP

APPENDIX D

FLOODPLAIN ORDINANCE 3104

APPENDIX E
SUBDIVISION REGULATIONS