

SECTION I.
LEGISLATIVE/GENERAL PROVISIONS

1.01 TITLE

These regulations shall be known and may be cited as the CITY OF CUMBERLAND ZONING ORDINANCE. The Ordinance includes both the text of the regulations and the Official Zoning Map, which is located in the office of the City Clerk, City Hall, Cumberland, MD, and copies of which are on file at the City of Cumberland Department of Community Development and the Circuit Court of Allegany County.

1.02 LEGISLATIVE AUTHORITY

These regulations are established in accordance with the provisions of Chapter 25 of the Code of the City of Cumberland and the provisions of Article 66B of the Annotated Code of Maryland.

1.03 STATEMENT OF LEGISLATIVE INTENT

These regulations are adopted with the intent that they will implement the policies of the Comprehensive Plan; will control congestion in the streets; will secure the public safety; will promote health and the general welfare; will provide adequate light and air; will promote the conservation of natural resources; will prevent environmental pollution; will avoid undue concentration of population; and will facilitate the adequate provisions of transportation, water, sewerage, schools, recreation, soil conservation, landscaping, parks and other public facilities and services.

These regulations are made with reasonable consideration of among other things, the character of the City, the suitability of its various areas for particular uses; the desire to enhance the valued of buildings and encourage the orderly development; and the most appropriate use of land throughout the jurisdiction.

1.04 JURISDICTION/APPLICABILITY

This Ordinance shall take effect immediately after adoption and shall apply to all incorporated territory of the City of Cumberland.

1.05 SEVERABILITY

It is hereby declared to be the intention of the Mayor and City Council of Cumberland that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance or the prior Ordinances hereby reenacted shall be declared unconstitutional or otherwise invalid for any reason in a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect the validity of any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance or the prior Ordinances hereby reenacted.