

SECTION 10.  
VIEWSHED PROTECTION OVERLAY DISTRICT

**10.01 PURPOSE AND INTENT**

- (1) The purpose of the Viewshed Protection Overlay Zoning District is to protect and enhance the aesthetic character of Haystack Mountain, Wills Mountain, and Shriver's Ridge, with the broader goal of ensuring the preservation of views to these resources from downtown Cumberland. The Overlay District will assist in directing development on Haystack Mountain, Wills Mountain, and Shriver's Ridge in a manner that maintains the identity, image, and environmental quality of Cumberland.
- (2) The overlay district regulations are intended to supplement the regulations of the underlying zoning districts. All development proposed within the overlay district as shown on the City of Cumberland Zoning Map shall be subject to the procedures and guidelines specified in this section and Section 6.15 of the Ordinance, in addition to those standards pertaining to the particular base zoning district.

**10.02 APPLICABILITY**

The provisions contained in this section apply to all development proposed within the Viewshed Protection Overlay District as shown on the official Zoning Map for the City of Cumberland.

**10.03 DESIGN GUIDELINES**

Design guidelines for proposed development within the Viewshed Protection Overlay District are contained in Section 6.15.

**10.04 PERMIT/APPROVAL REQUIRED**

Prior to the issuance of any building or grading permits, approval of a subdivision, or the commencement of any construction or enlargement of any building or structure on a lot or parcel located within the Viewshed Protection Overlay District, the proposed development shall be subject to site plan review in accordance with Section 8. The Planning Commission/Zoning Administrator shall review the development application for conformance with the design guidelines contained in Section 6.15.