

**ORDINANCE NO. 3773**

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND, ENTITLED "AN ORDINANCE TO ADOPT A ZONING DISTRICT MAP, ENTITLED 'OFFICIAL ZONING MAP, CITY OF CUMBERLAND,' DATED APRIL 7, 2015, WHICH SHALL BE A PART OF THE ZONING ORDINANCE, PURSUANT TO THE COMPREHENSIVE REZONING CONDUCTED PURSUANT TO THE 2013 COMPREHENSIVE PLAN, WHICH OFFICIAL ZONING MAP SHALL REPLACE THE EXISTING OFFICIAL ZONING MAP, IN ACCORDANCE WITH THE PROVISIONS OF THE LAND USE ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED FROM TIME TO TIME."

**WHEREAS**, Title 4, Subtitle 2 of the Land Use Article of the Annotated Code of Maryland grants the Mayor and City Council the power to enact a zoning ordinance, to amend it from time to time, and to provide for its administration and enforcement.

**WHEREAS**, the Mayor and City Council deem it necessary for the purpose of promoting the health, safety, morals, and/or general welfare of the City to amend the City of Cumberland Zoning Ordinance from time to time.

**WHEREAS**, the Mayor and City Council have adopted the 2013 Comprehensive Plan, which includes provisions necessitating that amendments be made to the City's Official Zoning Map.

**WHEREAS**, following the adoption of the 2013 Comprehensive Plan, City staff began a comprehensive review of the Official Zoning Map to identify changes that would be needed in order to implement the recommendations set forth in the Comprehensive Plan.

**WHEREAS**, in connection with the foregoing, Staff made revisions to the Official Zoning Map and requested that the City of Cumberland Municipal Planning and Zoning Commission take the matter under consideration and recommend that the Mayor and City Council approve those revisions. Those revisions are set forth in the document titled ZMA 14-01 - Comprehensive Rezoning Staff Report Comprehensive Zoning Map Amendments, October 23, 2014 (the "Staff Report").

**WHEREAS**, the Municipal Planning and Zoning Commission held a public hearing on the subject matter of this Ordinance on December 8, 2014 and, at its January 12, 2015 meeting, voted unanimously to recommend the approval of the amendments to the Official Zoning Map proposed in the Staff Report. Notice of the time and place of the hearing was published in the Cumberland Times-News, a newspaper of general circulation in the City of

Cumberland, once each week for two successive weeks (on November 24, 2014 and December 1, 2014), the first such notice having been published at least 14 days prior to the hearing, as required by Section 15.04.02 of the Zoning Ordinance

**WHEREAS**, the Mayor and City Council held a public hearing regarding the subject matter of this Ordinance on March 17, 2015, having published notice of the time and place of the hearing together with a summary this Ordinance in the Cumberland Times-News, a newspaper of general circulation in the City of Cumberland, once each week for two successive weeks (on March 3, 2015 and March 10, 2015), the first such notice having been published at least 14 days prior to the hearing, as required by Section 4-203(b) of the Land Use Article of the Annotated Code of Maryland.

**WHEREAS**, consistent with the recommendation of the Municipal Planning and Zoning Commission, the Mayor and City Council have determined that they should approve the proposed amendments to the Official Zoning Map as set forth in the Staff Report.

**NOW, THEREFORE:**

**SECTION 1: BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF CUMBERLAND**, that the zoning district map entitled 'Official Zoning Map, City Of Cumberland,' dated April 7, 2015, shall be a part of the City of Cumberland Zoning Ordinance and shall constitute the Official Zoning Map for the City of Cumberland.

**SECTION 2: AND BE IT FURTHER ORDAINED**, not less than three (3) copies of the said Official Zoning Map shall be filed in the office of the City Clerk.

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

Passed this 7th day of April, 2015.

  
Brian K. Grim, Mayor

ATTEST:

  
Marjorie A. Woodring, City Clerk

**1st reading: February 17, 2015**

**2nd reading: April 7, 2015**

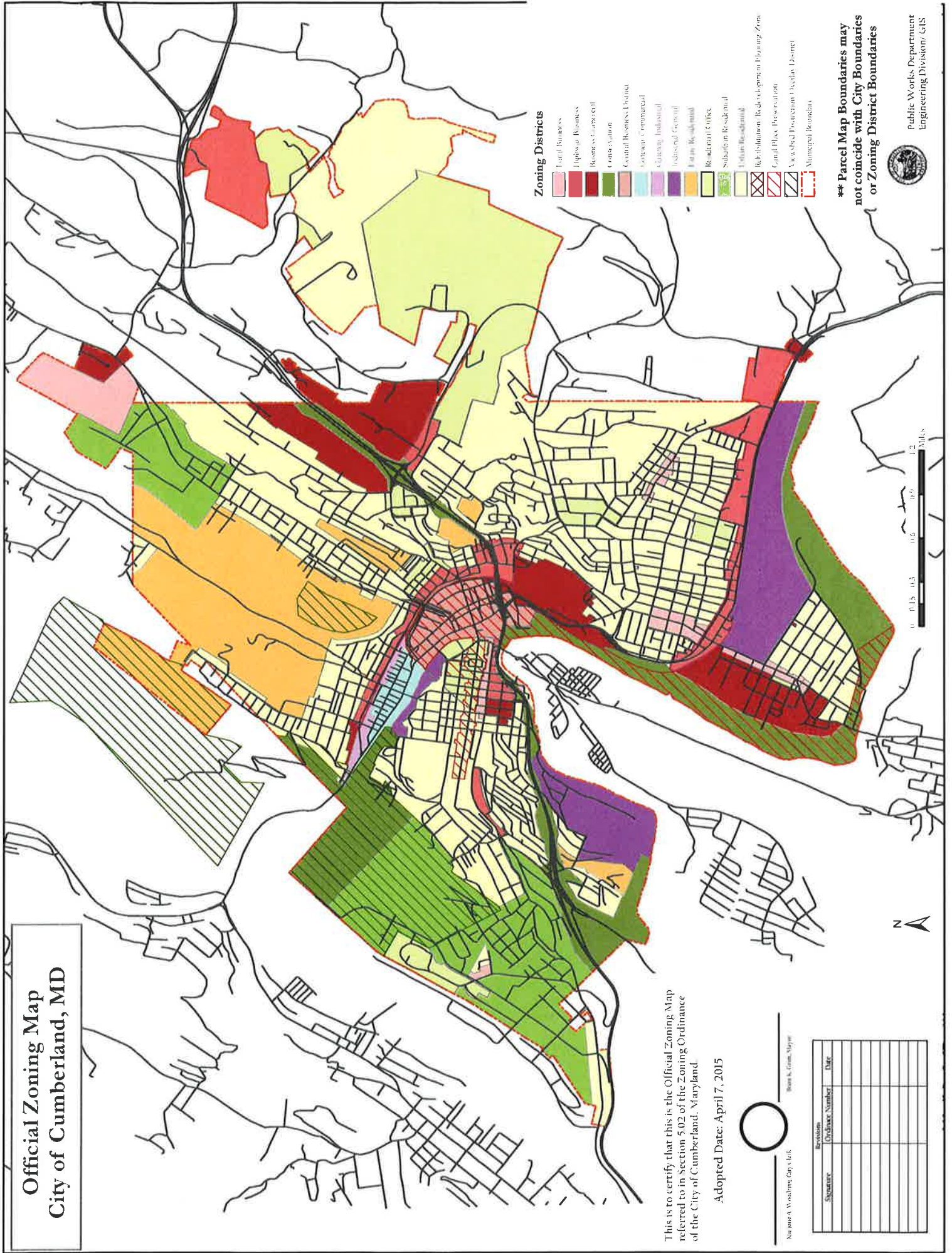
**3rd reading: April 7, 2015**

**Passed 5-0**

**Effective: April 17, 2015**

**Public Hearing: March 17, 2015**

# Official Zoning Map City of Cumberland, MD



- Zoning Districts**
- Local Business
  - Light Industrial Business
  - Business/Community Conservation
  - Central Business District
  - Community/Commercial
  - Community/Industrial
  - Industrial Growth
  - Light Residential
  - Residential Office
  - Suburban Residential
  - Urban Residential
  - Recreation
  - Rock/Development Planning Zones
  - Grand Place Preservation
  - Various Production Cycles District
  - Municipal Boundary

This is to certify that this is the Official Zoning Map referred to in Section 5.02 of the Zoning Ordinance of the City of Cumberland, Maryland.

Adopted Date: April 7, 2015



Thomas A. Woodling, City Clerk  
Brent K. Green, Mayor

Signature	Revision Ordinance Number	Date

**\*\* Parcel Map Boundaries may not coincide with City Boundaries or Zoning District Boundaries**



Public Works Department  
Engineering Division/GIS







10 W CLEMENT ST  
12 W CLEMENT ST  
16 W CLEMENT ST  
18 W CLEMENT ST  
20 W CLEMENT ST  
31 W ROBERTS ST  
25 W ROBERTS ST  
23 W ROBERTS ST  
21 W ROBERTS ST  
MAP #113, PARCEL #63  
11 W ROBERTS ST  
MAP #113, PARCEL #64  
7 W ROBERTS ST  
MAP #113, PARCEL #65  
1600 FORD AVE  
1602 FORD AVE  
8 W ROBERTS ST  
16 W ROBERTS ST  
28 E ROBERTS ST  
ROBERTS ST/MAP #113, PARCEL #7436  
1 POTOMAC ST  
1 POTOMAC ST  
143 OFFUTT ST

STANSBERRY PAUL KENNETH ET UX  
MCMANNIS ARCHIE-MARGARET-MONDSHOUR CAROLYN  
RAYNOR ROSE MARIE  
PEER BILLIE JO  
SHADWELL HARVEY L SR-MARIAN E  
SHADWELL HARVEY L JR-DARLAN J  
BAUMAN ROBERT L ET UX  
GOSS WILLIAM F JR-SUE ANN  
GOSS WILLIAM F JR ET UX  
GOSS WILLIAM F JR ET UX  
EISENTROUT JAMES W SR-DARLENE G EISENTROUT JAMES W JR-LISA ANN  
EISENTROUT JAMES W SR-DARLENE G EISENTROUT JAMES W JR-LISA ANN  
LAYMAN RALPH W JR-JENNIFER G  
SMITH MERRILL L  
PASTORIUS WILLIAM C JR-BETTY JEAN C/O CLAYTON ELECTRIC  
HOOK ARTHUR JAMES JR DBA JIMS TRANSMISSION SERVICE  
SOUTHERN STATES CUMB CO-OP INC  
SOUTHERN STATES CUMB CO-OP INC  
SOUTHERN STATES CUMB CO-OP INC  
MA & JK LIQUIDATORS LLC  
C V P REALTY INC  
MA & JK LIQUIDATORS LLC

814 MEMORIAL AVE  
615 MEMORIAL AVE  
407 RIDGEWOOD AVE  
613 RIDGEWOOD AVE  
400 WARWICK AVE  
402 WARWICK AVE  
404 WARWICK AVE  
406 WARWICK AVE  
408 WARWICK AVE  
412 WARWICK AVE  
414 WARWICK AVE  
416 WARWICK AVE  
431 WILLIAMS ST  
433 WILLIAMS ST  
437 WILLIAMS ST  
439 WILLIAMS ST  
447 WILLIAMS ST  
457 WILLIAMS ST  
459 WILLIAMS ST  
461 WILLIAMS ST  
469 WILLIAMS ST  
MAP #110, PARCEL #3016  
MAP #109, PARCEL #296  
MAP #109, PARCEL #2961  
MAP #109, PARCEL #3027  
MAP #109, PARCEL #2965  
MAP #106, PARCEL #3095  
MAP #109, PARCEL #3030  
PEREZ RICHARD L-ASHLEY D  
BEAR HILL GROUP INC  
BEAR HILL GROUP INC  
MORIN PAUL J-LEAHDAWN K  
GOSS WILLIAM B-JENNIFER L  
GOSS WILLIAM B-JENNIFER L  
DIAL AS SAMUEL C  
BIALAS SAMUEL C  
HILLEGAS ROY-MARY C  
SOUL'S HARBOR CHURCH INC  
SOUL'S HARBOR CHURCH INC

CHERRY HILL RD  
BELL STEPHEN P  
TROZZO DEBORAH S  
CRIPPEN SANDRA K LE-JAMES WM JR  
HUGHES KRISTINA E-JANIS L DOBBINS-HELMICK KIMBERLY A  
GURTLER MATTHEW B  
BAKER JAMES D ET UX  
PECK BRUCE E-NITRA L  
YOUNG BARBARA M  
ARVE JOHN E  
BARRY KRISTA A  
BEAL SHARON R  
BIGGS SCOTT P-MARIE E  
KAMMAUF PARRISH THOMAS  
DEAN SHERRY M  
BISHOP THOMAS L-MARY  
ECKARD BRUCE D ET UX  
BREAU MARY ANN  
SHAFFER GREGORY R  
CHRISTMAN BILLY WILLIAM  
LAYTON CHRISTOPHER P-PATRICA A  
BLANK JEFFERY S-DJANNA A  
CALHOUN MICHAEL G-SHELBY J  
ARVE JOHN E  
DYSART ELLEN B DUNLAP  
DYSART ELLEN B DUNLAP  
CUMBERLAND CITY OF  
BROWN FAMILY TRUST  
LLEWELLYN RONALD E-VIRGINIA M  
CUMBERLAND CITY OF  
CUMBERLAND CITY OF  
MEMORIAL HOSPITAL  
CUMBERLAND CITY OF  
HARR MATHEW E  
MEMORIAL MEDICAL BUILDING C/O W MD HEALTH SYSTEM

**Parcels to be rezoned from R-U (Urban Residential) to R-L (Local Business)**

Street Address/Tax Map, Lot, & Parcel #  
1320 VIRGINIA AVE  
1319 VIRGINIA AVE  
1316 VIRGINIA AVE  
1314 VIRGINIA AVE  
1312 VIRGINIA AVE  
1313 VIRGINIA AVE  
1317 VIRGINIA AVE  
1316 VIRGINIA AVE  
1323 VIRGINIA AVE  
1321 VIRGINIA AVE  
1325 VIRGINIA AVE  
1308 RIVER AVE  
1306 RIVER AVE

Tax Acct. ID#  
104029666  
104022394  
104043373  
104033116  
104041372  
104041224  
104016804  
104016802  
104045416  
104045378  
104015886  
104021274  
104034015

**Parcels to be rezoned from B-L (Local Business) to R-O (Office Residential)**

Street Address/Tax Map, Lot, & Parcel #  
306 LAFAYETTE AVE  
1302 LAFAYETTE AVE  
MAP #113, PARCEL #591  
MAP #113, PARCEL #592

Tax Acct. ID#  
104093357  
104008928  
104008936  
104008944

**Parcels to be rezoned from R-U (Urban Residential) to R-O (Office Residential)**

Street Address/Tax Map, Lot, & Parcel #  
491 BALTIMORE AVE  
500 BALTIMORE AVE  
501 BALTIMORE AVE  
502 BALTIMORE AVE  
503 BALTIMORE AVE  
604 BALTIMORE AVE  
505 BALTIMORE AVE  
506 BALTIMORE AVE  
507 BALTIMORE AVE  
508 BALTIMORE AVE  
509 BALTIMORE AVE  
510 BALTIMORE AVE  
512 BALTIMORE AVE  
514 BALTIMORE AVE  
518 BALTIMORE AVE  
620 BALTIMORE AVE  
6 MARION ST  
8 MARION ST  
9 MARION ST  
10 MARION ST  
11 MARION ST  
12 MARION ST  
22 MARION ST  
24 MARION ST  
26 MARION ST  
27 MARION ST  
28 MARION ST  
29 MARION ST  
31 MARION ST  
40 MARION ST  
43 MARION ST  
45 MARION ST  
47 MARION ST  
49 MARION ST  
100 REYNOLDS ST  
100 REYNOLDS ST  
109 REYNOLDS ST  
110 REYNOLDS ST  
114 REYNOLDS ST  
118 REYNOLDS ST  
122 REYNOLDS ST  
132 REYNOLDS ST  
3 WEBER ST  
5 WEBER ST  
11 WEBER ST  
13 WEBER ST  
15 WEBER ST  
18 WEBER ST  
23 WEBER ST  
27 WEBER ST  
29 WEBER ST  
31 WEBER ST  
33 WEBER ST  
35 WEBER ST  
37 WEBER ST  
MAP #105, LOT #2  
MAP #108, PARCEL #0335G  
MAP #105, PARCEL #0334G  
MAP #105, PARCEL #0359G  
MAP #105, PARCEL #0309G  
MAP #105, PARCEL #0321G  
627 BROOKFIELD AVE  
628 BROOKFIELD AVE  
603 CECIL ST  
500 HILL TOP D  
600 KENT AV  
604 KENT AVE  
608 KENT AVE  
608 KENT AVE  
625 KENT AVE  
512 LOUISIANA AVE  
516 LOUISIANA AVE

Tax Acct. ID#  
135002006  
135003849  
135002146  
135004868  
135002180  
135004408  
135002235  
135002502  
135001824  
135002952  
135001832  
135008226  
135002436  
135002561  
135004094  
135005013  
135002251  
135001727  
135002466  
135001875  
135002464  
135001794  
135001840  
135002022  
135001719  
135001883  
135002306  
135002014  
135001700  
135002267  
135002170  
135002359  
135002057  
135002049  
135002413  
135002448  
135000135  
135002103  
135001861  
135001856  
135002162  
135002243  
135002224  
135001738  
135002139  
135001948  
135002219  
135001964  
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104033894  
104022319  
104013344  
104048172  
104013336  
104023056  
104017409  
104028586  
104037146

**Parcels to be rezoned from B-C (Business Commercial) to R-O (Office Residential)**

Street Address/Tax Map, Lot, & Parcel #  
1102 LAFAYETTE AVE  
1108 LAFAYETTE AVE  
LAFAYETTE AVE/MAP #113, PARCEL #581  
1114 LAFAYETTE AVE  
LAFAYETTE AVE/MAP #113, PARCEL #582  
1206 LAFAYETTE AVE  
1210 LAFAYETTE AVE  
1214 LAFAYETTE AVE  
MAP #113, PARCEL #585

Tax Acct. ID#  
104036557  
104034805  
104040664  
104033853  
104040406  
104017129  
104007890  
104043810  
104034333

**Parcels to be rezoned from I-G (General Industrial) to R-O (Office Residential)**

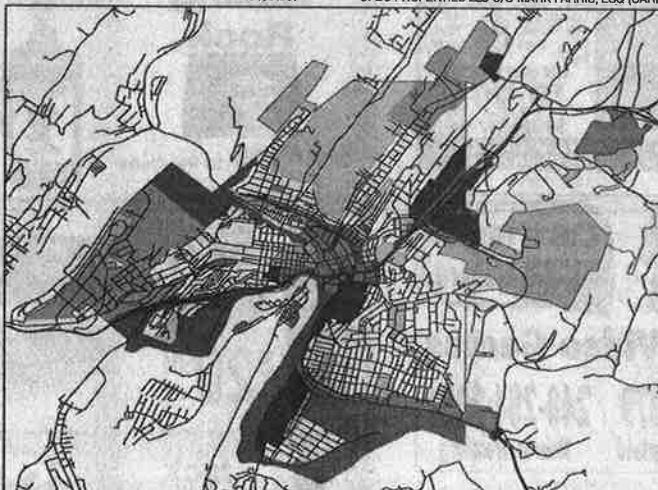
Street Address/Tax Map, Lot, & Parcel #  
109-113 CUMBERLAND ST  
211 E MARKET ST/MAP #108, PARCEL #7165  
MAP #108, PARCEL #7159C  
MAP #108, PARCEL #7159C

Tax Acct. ID#  
106020389  
106032168  
106044331  
106031162

**Parcels to be rezoned from I-G (General Industrial) to B-C (Business Commercial)**

Street Address/Tax Map, Lot, & Parcel #  
3 COMMERCE DR  
3 COMMERCE DR  
6 COMMERCE DR  
15 COMMERCE DR  
MAP #15, LOT #1, PARCEL #179  
10 COMMERCE DR

Tax Acct. ID#  
134014043  
134000816  
134001040  
134012210  
134001308  
134001561



Official Zoning Map for the City of Cumberland

A large scale copy of the proposed 2014 Official Zoning Map accompanied by a staff report is on file and available for public use at the City of Cumberland Department of Community Development during regular business hours (8:00 AM - 4:00 PM). The Department is located in the Basement level of City Hall at 57 North Liberty Street, Cumberland, Maryland. A copy of the proposed Map is also available for public inspection on the City of Cumberland's web site at <http://www.ci.cumberland.md.us>.