

to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements, and such regulations shall be made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City of Cumberland and the territory one mile beyond the City Limits.

1924, ch. 560, sec. 4.

**182.** The Mayor and City Council shall provide by ordinance for the manner in which such regulations and restrictions and the boundaries of such districts shall be determined, established and enforced, and from time to time amended, supplemented or changed. However, no such regulation, restriction or boundary shall become effective until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least ten days' notice of the time and place of such hearing shall be published in two of the daily newspapers published in the City of Cumberland.

1924, ch. 560, sec. 5.

**183.** Such regulations, restrictions and boundaries may from time to time be amended, supplemented, changed, modified or repealed. In case, however, of a protest against such change signed by the owners of twenty per cent. or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof extending one hundred and fifty feet therefrom, or of those directly opposite thereto, extending one hundred and fifty feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of the Mayor and three members of the City Council. The provisions of the previous section relative to public hearings and official notice shall apply equally to all changes or amendments.

1924, ch. 560, sec. 6.

**184.** In order to avail itself of the powers conferred by this Act the Mayor and City Council of Cumberland shall appoint a Commission of such number as they in their discretion consider desirable, and of which the City Solicitor and the City Engineer shall be ex-officio members, to be known as the Zoning Commission to recommend the boundaries of the various original districts, and to recommend the appropriate regulations to be enforced therein. Such Commission shall make a preliminary report and hold public hearings thereon before submitting its final report, and the Mayor and City Council shall not hold its public hearings or take action until it has received the final report of such Commission.

1924, ch. 560, sec. 7.

**185.** The Mayor and City Council may provide by ordinance for the appointment by the Mayor of a Board of Adjustment, and in the regulations and restrictions adopted pursuant to the authority of this Act may