

stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, residence and for other purposes.

SEC. 2. *And be it further enacted,* That for any or all of said purposes the Mayor and City Council may divide the City of Cumberland, and the territory one mile beyond the City Limits, into districts of such number, shape and area as may be deemed best suited to carry out the purposes of this Act, and within such districts may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land, provided, however, that all such regulations shall be uniform for each class or kind of buildings throughout each district, and provided further that the regulations in one district may differ from those in other districts.

SEC. 3. *And be it further enacted,* That such regulations shall be made in accordance with a comprehensive plan, and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and general welfare; to provide adequate light and air; to prevent the over-crowding of land; 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.

SEC. 4. *And be it further enacted,* That 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.