

SEC. 5. *And be it further enacted*, That such regulations, restrictions and boundaries may from time to time be amended, supplemented, changed, modified or repealed.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.

SEC. 6. *And be it further enacted*, That 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.

SEC. 7. *And be it further enacted*, That 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 provide that the said Board of Adjustment may, in appropriate cases and subject to appropriate conditions and safeguards, make special exceptions to the terms of the ordinance in harmony with its general purpose and intent, and in accordance with general or specific rules therein contained.

The Board of Adjustment shall consist of five members, each to be appointed for a term of three years, and removable for cause by the appointing authority, upon written charges and after a public hearing. Vacancies occurring in said Board either before or after the expiration of the term of any of the members thereof shall be filled by the Mayor.