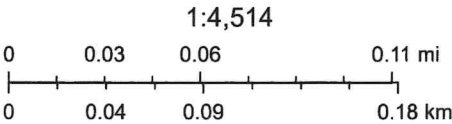


985 Baltimore Pike

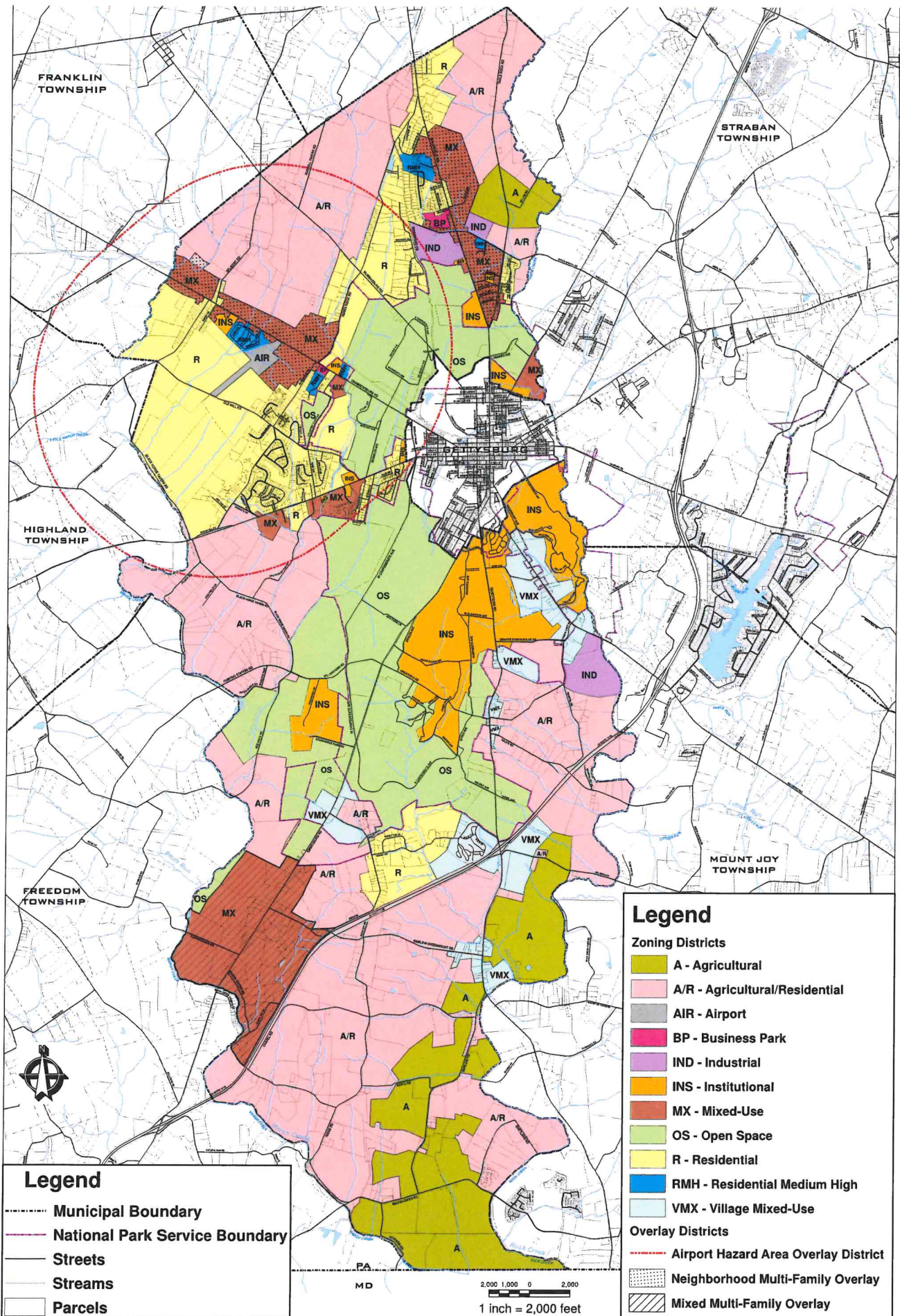


4/23/2025, 1:04:39 PM

-  Municipal Boundary
-  Parcel Boundary
-  Street Centerline



Pictometry, EagleView Technologies 2023, National Park Service; PA Department of Conservation and Natural Resources



Parcel Data - September, 2023

Map changes made September, 2023
in accordance with the following ordinances:
2022 - 189
2022 - 191
2023 - 193
2023 - 195

Prior map changes made in accordance with 2020 - 170

CUMBERLAND TOWNSHIP

ZONING MAP



Base map created by:
Adams County GIS Mapping Office,

143 Carlisle Street
Gettysburg, PA 17325

*Township of Cumberland, PA
Wednesday, April 23, 2025*

Chapter 27. Zoning

Part 6. MIXED-USE DISTRICTS

§ 27-604. VMX Village Mixed-Used District.

[Ord. 11/25/2003, § 603; as amended by Ord. 2013-150, 6/26/2013, § 4]

1. Intent. The intent of the VMX Village Mixed-use District is to maintain and reinforce the historic, mixed-use, and pedestrian-oriented character of existing low-to-moderate intensity residential and commercial areas on Routes 97 (Baltimore Pike), 134 (Taneytown Road), Business 15 (Emmitsburg Road), and 34 (Biglerville Road). Furthermore, it is the intent to:
 - A. Reinforce these low-intensity, mixed-use areas, following the precedent of traditional villages, by keeping a variety of different, reasonably compatible uses together in a closely-knit setting.
 - B. Encourage the use and re-use of existing structures and discourage their demolition.
 - C. Sustain the historic character of these areas through the sensitive integration of new development into the physical structure of a village.
 - D. Reinforce the pedestrian-scaled and -oriented character of these areas by encouraging a diversity of relatively-small-scaled land uses and business enterprises.
 - E. Allow for the development of land and buildings within these areas for a variety of uses, either individually or as part of compatible mixed-use developments incorporating both residential and non-residential uses, and for civic, public, and semi-public uses.
 - F. Provide for convenient, local services for township residents living in and near to these areas and opportunities for short-distance trips by automobile or alternate means, such as by bicycle or on foot.
2. Permitted Uses. Uses are permitted in VMX Village Mixed-Use Districts in accordance with § **27-602**.
3. Development Standards. Uses shall occur in accordance with the standards of § **27-603**.
4. Commercial Uses. Commercial uses shall be contained in multi-story, mixed-use structures with commercial uses on the ground level and office and/or dwellings on the upper levels. The minimum distance between structures shall be 15 feet. The space between buildings shall be landscaped and may include pedestrian pathways.
5. Orientation of Commercial Premises. Patron access to commercial premises shall be by way of a door or similar opening giving access directly from the sidewalk along the front of the property or directly from the street right-of-way.