

# Chapter 4: How will we realize our housing vision?

## Executive Summary

## Comprehensive Plan Map & Comprehensive Rezoning Recommendations

## Housing Element Action Framework

### Introduction to the Action Framework

The Housing Element continues the Action Framework of the Livable Frederick Master Plan, a collection of goals and initiatives that describe county policy in support of Our Vision. Goals articulate a broad purpose, initiatives offer more specific direction for achieving each goal, while supporting initiatives provide an even higher level of detail.

The Action Framework (of both Livable Frederick and the Housing Element) are organized in a hierarchy of Goal → Initiative → Supporting Initiative. The hierarchy moves from aspirational at the goal level, to the granular at the supporting initiative level.

- **Goals** can be thought of as vision statements: what do we want to achieve?
- **Initiatives** are how we will achieve the goal: at a high level, what are the general actions we need to take?
- **Supporting initiatives** are the specific policies, programs, or other actions that can be carried out by the government, nonprofits, or community members in support of the initiative to achieve our goals.

Many initiatives and supporting initiatives are cross-cutting and interconnected. Therefore, a few key efforts described below will be crucial to implementing the Housing Element's vision. To help focus early implementation efforts, there are four "Keystone Projects" identified. Supporting initiatives associated with a "Keystone Project" are noted with a ⚙️ symbol in the Action Framework. Keystone Projects are intended to move forward soon after plan adoption, with near- and mid-term timelines. Importantly, the remaining supporting initiatives are not de-prioritized. They will be pursued over time as opportunities arise through small area and corridor plans, or in coordination with other County programs and priorities.

**Keystone Project 1: Zoning and Subdivision Code Revisions.** As discussed in previous chapters, Frederick County, particularly its unincorporated areas, lacks diverse housing options and many neighborhoods are designed for automobile dependence. This limits housing choice for all people who live, or want to live, in Frederick County. This is a direct result of decades of planning and regulations. But no regulation is ever set in stone and what was created can be changed.

As they are written today, Frederick County's zoning code, zoning map, and subdivision rules are unable to achieve the vision set forward in Livable Frederick and the Housing Element. Revising

these regulations should encompass a comprehensive review of allowed housing types, residential uses, dimensional standards (height, setbacks, density), transportation access, public facility improvements, and parking. *Comprehensive Plan Land Use designations* are also tied to the zoning ordinance and should be reexamined.

While revising zoning and subdivision codes won't resolve the housing and affordability crisis overnight, it is an essential first step. These changes can pave the way for new possibilities. By modernizing these rules, we can ensure that new development or redevelopment steer us toward a future where sprawl is controlled, the natural environment is conserved, and neighborhoods are well-connected to workplaces, schools, and public transportation. Such a transformation will foster vibrant, sustainable communities.

**Keystone Project 2: Approval Process Revisions.** There are many steps involved in building even a single home. As projects grow in size and complexity, these steps multiply and involve multiple local, state, and sometimes even federal agencies and permits. These processes are valuable for ensuring our buildings are safe, water is unpolluted, endangered species are protected, and people are safe from floods. But these approvals can sometimes overlap or do not occur concurrently. Frederick County cannot directly control state or federal processes, but we can control our local approvals. This includes determining the timing of these processes, who approves the application, and ensuring that the process is integrated. Some of the County's approval processes are defined in the zoning or subdivision ordinance and should be included in that review. But others exist outside of the code, such as the Water and Sewerage Plan.

Figure 1 illustrates this point in the “pyramid of discretion” of planning and land use approvals. The greatest opportunity for community impact comes at the beginning during the comprehensive planning process, applying zoning districts, and writing the zoning and subdivision rules. The approval processes being discussed in this section fall under the “administer” category, where staff and appointed officials have the least discretion. As a government and a community, our collective efforts are best spent in the “create” area of the pyramid.

**Figure 1: Pyramid of Discretion**



League of Minnesota Cities, <https://www.lmc.org/resources/planning-and-zoning-101/>

**Keystone Project 3: Infrastructure Adequacy and Funding.** Frederick County defines the standards for adequate public facilities (“APFO”) in Chapter 1-20 of the Frederick County Code for schools, public water and sewer, and roads. The ordinance also defines APFO exemptions and developer options to address inadequate facilities. Changes are being considered for how APFO is administered in the South Frederick Corridors redevelopment area. If adopted, these could serve as a pilot for a regional approach to APFO within the County.

Some areas in Frederick County are already comprehensively planned and, in some cases, even zoned for growth but face infrastructure limitations. The role of APFO is to identify these gaps and allow time for the county to address them through the CIP process, for developers to contribute financially, or a combination of the two. Fair-share contributions alone often fall short of fully funding a project. Development projects cannot always fully finance improvements, and public budgets face similar constraints.

This means that in some places, where we as a community have agreed that additional growth should occur, development cannot move forward in support of this vision. Over time, housing costs rise, employers and people alike are displaced by rising rents and home/property prices, and our transportation infrastructure remains strained by longer commutes and shifting travel patterns. In this scenario, everyone’s quality of life decreases.

Frederick County should evaluate infrastructure needs (particularly water and sewer and school capacity) in relation to identified or anticipated growth areas, assess what level of public versus private investment serves public interest, and evaluate different funding structures moving forward. A similar effort is currently underway in Montgomery County which formed a workgroup “to recommend strategies to fund infrastructure and growth-related needs in the County” (Council Resolution 20-745).

The funding evaluation should also include a review of the impact fee structure. While impact fees and the Adequate Public Facilities Ordinance (APFO) both address the effects of new residential growth, they function differently. Impact fees are charged for every new home built. The dollar amount is consistent across the County, whereas APFO requirements vary based on localized infrastructure capacity and therefore may not apply in all cases.

**Keystone Project 4: Related Planning Efforts.** Chapter 1 of the Housing Element described concurrent planning efforts underway, including the Housing Needs Assessment and Strategic Plan, Investing in Workers and Workplaces, and the Green Infrastructure Plan. There is also the already-adopted South Frederick Corridors Plan. The Housing Element complements these plans through its Action Framework, particularly with recommended changes to land use and growth area boundaries. The Housing Element will further integrate the recommendations of these plans, once they are adopted, through future small area and corridor plans in the Livable Frederick work program (Urbana/I-270) and identified in the Action Framework (Jefferson Park Employment District, Ballenger Creek, Spring Ridge/Bartonsville, and Linganore) and the eventual update of the Livable Frederick Master Plan near the end of the decade.

In addition to the Keystone Projects described above, the County and other government agencies and nonprofits implement a variety of housing programs. These include rental or downpayment

assistance, foreclosure prevention, homebuyer counseling, emergency accessibility or rehabilitation loans and grants, and more.

Although these and other programs may not be named explicitly in the Action Framework, they are essential efforts to continue and expand funding for. At its core, the Housing Element is a land use plan. The Housing Element’s primary role is to foster an environment where more people can proudly call Frederick County home.

### A Vision for Implementation: The Action Framework

The Housing Element’s recommendations for implementation are modeled after the *Livable Frederick Master Plan*’s Action Framework. Table 8 illustrates the entire action framework into a summary list. They are grouped hierarchically by **Goals** (aspirational statements), **Initiatives** (directions for how to achieve the Goals), and **Supporting Initiatives** (the most specific level of detail). Although these statements are numbered for clarity, the numbers are not an indication of priority. A ➦ indicates a supporting initiative is associated with a *Keystone Implementation Project*. More detailed goal, initiative, and supporting initiatives appear after the table.

**Table 8: Action Framework Summary**

Goal	Initiative	Supporting Initiative
1. People First	1. Housing Stability	1. Partnerships for volunteer or reduced-cost home repairs
		2. Property tax credit for qualified households and repairs
		3. Housing assistance programs
	2. Housing Choice	★ 1. High-opportunity areas
		★ 2. Mixed-income housing
2. Complete Communities	1. Comprehensive Planning	1. Small area plans
		★ 2. Infrastructure upgrades to support higher density
		3. New Community Growth Area
		4. Residential capacity analysis updates
	2. Multimodal Transportation	★ 1. Promote TOD
		2. Expand transit service
	3. Green Communities	★ 1. Increase tree canopy coverage
		2. Prioritize underserved communities
3. Homes	1. Regulatory Review	★ 1. Zoning and subdivision ordinance changes
		2. State law changes
		★ 3. Water and Sewerage Plan classification system
	2. Infrastructure	★ 1. Water and sewer studies
		★ 2. Alternative funding for public infrastructure
		★ 3. Assess APFO requirements
	3. Affordability Incentives	1. New construction affordable housing
		2. Redevelopment or rehabilitation
		3. Affordable housing preservation
	4. Technical Assistance	1. Small builder pilot program
		★ 2. Infill housing designs and plans
		3. Local Building Industry Capacity

★ Indicates the supporting initiative is associated with a *Keystone Implementation Project*.

## Goal #1: People First

Frederick County is for everyone. The County's housing policies make it possible for everyone who lives or wants to live here can do so in dignified, safe, and stable conditions.

### Initiative #1: Housing Stability

Support residents in attaining and maintaining their preferred living situations and ensuring their housing is safe, secure, and accessible.

#### *Housing Stability Supporting Initiatives:*

1. Identify opportunities for new or expanded partnerships with community organizations and contractors to deliver volunteer or reduced-cost home repair services.
2. Explore a property tax credit program for substantial rehabilitation of mechanical, sanitary, and structural systems in aging housing stock for qualified homeowners.
3. Maintain financial housing assistance programs for renters and homeowners such as downpayment assistance, rental support, and accessibility and rehabilitation programs.

### Initiative #2: Housing Choice

Provide housing options for the evolving needs of people across all life stages, household sizes, and income levels.

#### *Housing Choice Supporting Initiatives:*

1. ✦ Advance housing equity to expand access to high-opportunity areas through housing investments and land use decisions.
2. ✦ Encourage the development and preservation of mixed-income housing in a variety of locations.

## Goal #2: Complete Communities

Our neighborhoods, built upon a foundation of walkability and mixed use design, are vibrant and inclusive places where homes, jobs, services, and nature are interconnected and accessible to people of all ages and abilities.

### Initiative #1: Comprehensive Planning

Use the long-range planning process to recognize community assets, respond to challenges, and reflect the unique character of Frederick County to guide growth and deliver the necessary infrastructure for the future.

#### *Comprehensive Planning Supporting Initiatives:*

1. Undertake small area or corridor plans over the next 5 to 20 years for the Ballenger Creek, Jefferson Pike Employment District, Linganore, and Spring Ridge/Bartonsville Community Growth Areas.
2. ★ Identify the infrastructure upgrades that are necessary to realize higher-density redevelopment or infill in identified opportunity areas.
3. Evaluate the need for a new County Community Growth Area as part of the next update to the County Comprehensive Plan to further realize long-term growth strategies.
4. Update the residential capacity analysis for county community growth areas at least once every three years to guide informed and responsive housing planning.

### Initiative #2: Multimodal Transportation

Expand and enhance multimodal transportation networks to facilitate safe and convenient access for people of all ages and abilities to housing, jobs, schools, and services without relying solely on cars.

#### *Multimodal Transportation Supporting Initiatives:*

1. ★ Promote compact, transit-oriented development to reduce vehicle miles traveled and emissions by planning communities where origins and destinations are closer together and a more interconnected street network.
2. Coordinate with Frederick County Division of Transit Services to plan for expanded transit service coverage and frequency with a focus on underserved areas.

### Initiative #3: Green Communities

Preserve and enhance natural systems during development and integrate green infrastructure into community design.

#### *Green Communities Supporting Initiatives:*

1. ★ Increase tree canopy coverage in all neighborhoods through planting programs and development requirements.
2. Prioritize underserved areas when planning for new or renovated public open space and recreational facilities.

### Goal #3: Homes

Encourage a range of housing types, densities, and locations to meet the needs of a growing and changing population, through 2050, that furthers our goals for affordability and sustainability.

#### Initiative #1: Regulatory Review

Advance smart, sustainable growth by modernizing Frederick County's codes and approval processes while protecting public health, safety, and welfare.

##### *Regulatory Review Supporting Initiatives:*

1. ★ Revise Frederick County's zoning and subdivision rules to align with the Housing Element's vision for increased housing choice and affordability. Some examples are parking, dimensional standards, administrative approvals, accessory dwelling units (ADUs), housing types, and low-impact neighborhood non-residential uses.
2. Advocate for changes to state laws to reduce barriers to building housing as needed.
3. ★ Refine the Water and Sewerage Plan's classification system and amendment process to improve coordination and reduce overlap with other development approvals.

#### Initiative #2: Infrastructure

Proactively resolve infrastructure limitations in priority areas. Examples include roads, public transportation, bicycle and pedestrian networks, public water and sewer, and schools.

##### *Infrastructure Supporting Initiatives:*

1. ★ Conduct water and sewer studies in support of all future small area and corridor plans in order to identify existing system capacity as well as infrastructure improvements necessary to support the County's housing goals.
2. ★ Explore alternative funding strategies for public infrastructure to improve the balance between public and private investment.
3. ★ Reassess how, and for what infrastructure, adequacy is determined in the Adequate Public Facilities Ordinance (APFO) and realign to better reflect long-term growth goals, changing development patterns, and account for the long-term maintenance costs.

#### Initiative #3: Affordability Incentives

Expand equitable access to affordable housing for all Frederick County residents, regardless of income.

##### *Affordability Incentives Supporting Initiatives:*

1. Modify or create incentives for new construction of income-restricted housing such as reduced impact fees, expedited permit review, or density bonuses.
2. Provide incentives to promote affordable housing, green building features, and visitability and universal design in redevelopment or rehabilitation projects.
3. Monitor and plan for affordable housing preservation of both income-restricted and market rate affordable properties to preserve long term affordability.

#### Initiative #4: Technical Assistance

Identify creative solutions to help individual property owners, small builders, and others to construct diverse housing types.

##### *Technical Assistance Supporting Initiatives:*

1. Explore creating a “small builder pilot program” that could provide a range of financial and non-financial assistance such as pre-development financing, permitting assistance, and mentorship for entities building fewer than 10 units.
2. ➦ Create pre-approved pattern design books or construction plans for housing types such as Accessory Dwelling Units (ADUs) or duplexes.
3. Strengthen the local building industry’s capacity to design and construct a wider range of housing types beyond single family and multifamily.

# Chapter 4: How will we realize our housing vision?

## Executive Summary

Chapter 4 presents the framework for how Frederick County will take steps to accommodate the anticipated housing demand through 2050. It is presented in two parts. The first details changes to the Comprehensive Plan Map through growth area and land use changes as well as changes to the zoning map. The second is the Action Framework which will guide implementation through changes to the County's regulations and processes and through new or expanded community partnerships.

Summary Tables 1 and 2 provide aggregate the recommendations for mapping changes. Summary Table 3 lists the goals, initiatives, and supporting initiatives from the Housing Element's Action Framework.

**Summary Table 1: Growth Area, Land Use, and Zoning Changes**

Growth Area	Properties Added to GA	Acres Added to GA	Land Use Change Acres	Zoning Change Acres
<b>Ballenger Creek</b> <i>Tables 1 &amp; 2</i>	11	279.14	49.44	24.81
<b>Spring Ridge/Bartonville</b> <i>Table 3</i>	0	0	207.55	34.35
<b>Linganore</b> <i>Tables 4, 5, 6</i>	112	1,443.90	83.90	3.14
<b>Frederick</b> <i>Table 7</i>	0	0	0	19.65
<b>New Market</b> <i>Table 7</i>	0	0	28.54	0
<b>Monrovia</b> <i>Table 7</i>	2	130.99	130.99	0
<b>TOTAL</b>	<b>125</b>	<b>1,854.03</b>	<b>500.42</b>	<b>81.95</b>

**Summary Table 2: Land Use and Zoning Changes by Designation/District**

Growth Area	Land Use			Zoning	
	MX	LDR	Institutional	MX	R-1
<b>Ballenger Creek</b> <i>Tables 1 &amp; 2</i>	49.44	0	0	24.81	0
<b>Spring Ridge/Bartonville</b> <i>Table 3</i>	173.20	34.35	0	0	34.35
<b>Linganore</b> <i>Tables 4, 5, 6</i>	2.47	59.54	21.89	2.47	0.67
<b>Frederick</b> <i>Table 7</i>	0	0	0	19.65	0
<b>New Market</b> <i>Table 7</i>	28.54	0	0	0	0
<b>Monrovia</b> <i>Table 7</i>	0	0	130.99	0	0
<b>TOTAL</b>	<b>253.65</b>	<b>93.89</b>	<b>152.88</b>	<b>46.93</b>	<b>35.02</b>

**Summary Table 3: Housing Element Action Framework**

Goal	Initiative	Supporting Initiative
1. People First	1. Housing Stability	1. Partnerships for volunteer or reduced-cost home repairs
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★ Indicates the supporting initiative is associated with a *Keystone Implementation Project*.

## Comprehensive Plan Map & Comprehensive Rezoning Recommendations

The County Comprehensive Plan Map depicts the officially adopted pattern of land uses, growth area boundaries, transportation networks, and community facilities. The County's zoning ordinance sets the rules for how land in unincorporated Frederick County can be used and developed. The zoning map applies the zoning districts to individual properties.

The Housing Element includes recommendations for changes to **Community Growth Areas, Land Use Designations, and Zoning**. The recommendations are described in the following sections in more detail. A brief summary of the concepts is included below.

**Community Growth Areas.** A growth area defines a geographic boundary and is not a development mandate. The purpose of a community growth area is to define an outer limit for the expansion of urban/suburban development into rural land. Being included in a growth area does not automatically grant the right to more intense development. The *Livable Frederick* Thematic Plan Diagram differentiates between growth areas around municipalities (10) and unincorporated growth areas (14).

**Land Use Designations.** Land use designations express the intended future use of land in support of the community's vision outlined in the comprehensive plan. While zoning districts are applied based on these designations, land use designations on their own do not regulate the types of uses allowed on a property or have limits like building height or setbacks.

In some cases, a property's land use designation and zoning may not match. This usually reflects considerations for the timing of development rather than inconsistency with the plan. A change in land use designation allows, but does not require, a property owner to seek rezoning in line with the comprehensive plan or for the County to rezone the property during a comprehensive rezoning.

**Zoning.** As described above, zoning involves both the regulations in the zoning ordinance itself and also the zoning map, which determines what zoning rules each property in the County must follow. Zoning changes made by Frederick County in response to long-range plans is called *comprehensive rezoning*. The zoning map may also be amended outside of a comprehensive plan. This is called a *piecemeal* or *individual* rezoning and is usually initiated by property owners or contract purchasers.

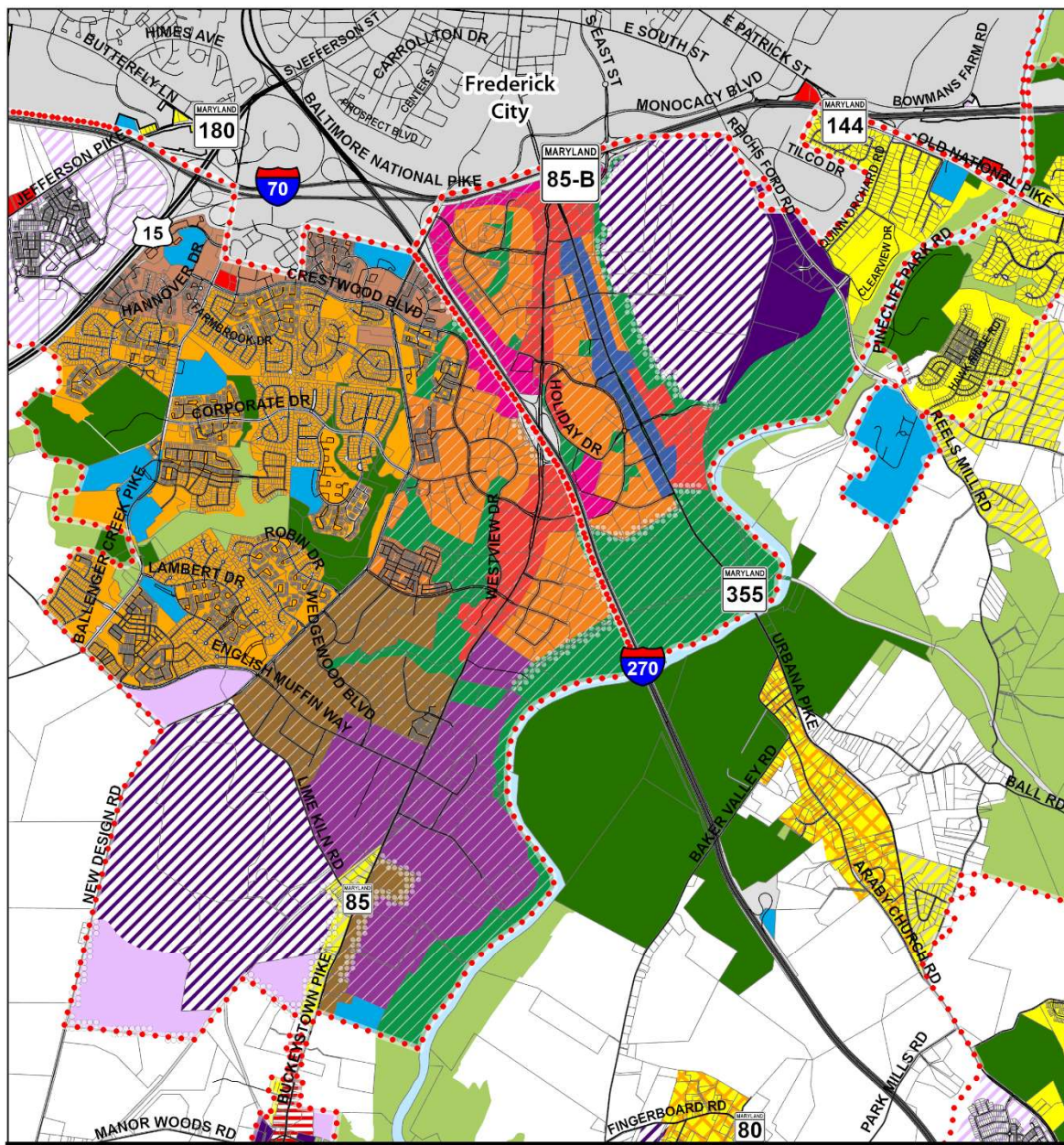
Even if a property's zoning is changed, the current use of the property can generally continue. One particular example is agriculture. Agricultural uses are allowed in all of the County's current zoning districts which means a property owner can continue agricultural operations as long as they choose.

### Growth Area Realignments (Ballenger Creek, Frederick Southeast)

The following two sections describe recommended the conversion of two existing growth areas (Ballenger Creek, Frederick Southeast) into three. After this change, there will be 25 growth areas in Frederick County: 10 in and around its municipalities (municipal growth areas) and 15 unincorporated communities (community growth areas).

- Frederick Southeast will be renamed South Frederick Corridors
- Establish the Jefferson Pike Employment District Growth Area

- Land currently within Ballenger Creek will be added to South Frederick Corridors and Jefferson Pike Employment District. The remaining lands in Ballenger Creek will continue to be referred to as the Ballenger Creek Growth Area.



## Current Land Use South Frederick Corridors

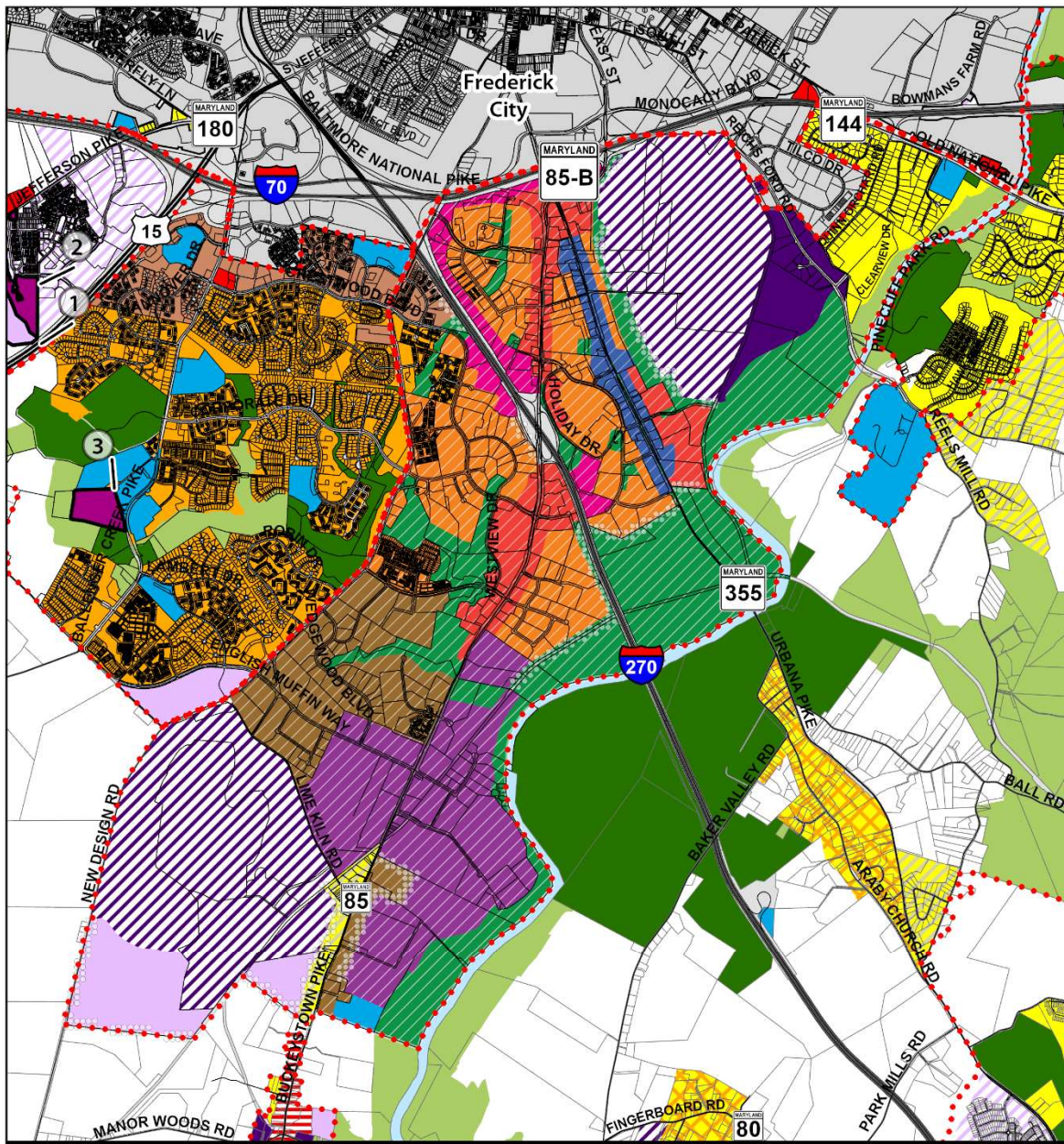
Frederick County, Maryland  
September 25, 2025

0 0.3 0.6 1.2 Miles

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Community Growth Area	High Density Residential	Form Designations
Land Use Designations	Village Center	Urban Skyline
Agricultural / Rural	General Commercial	Urban Corridor/Center
Natural Resource	Limited Industrial	Cultural Corridor
Public Parkland / Open Space	Office / Research / Industrial	Urban Neighborhood
Rural Community	General Industrial	Industrial Center
Rural Residential	Mineral Mining	Industrial Neighborhood
Low Density Residential	Institutional	Open Space
Medium Density Residential		Buffer/Vegetative Screen

**Map 1: Pre-Adoption Frederick Southeast and Ballenger Creek CGAs**



## Proposed Land Use South Frederick Corridors

Frederick County, Maryland  
September 25, 2025

0 0.325 0.65 1.3 Miles

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Change Area	High Density Residential	<b>Form Designations</b>
Proposed Community Growth Area	Village Center	Urban Skyline
<b>Land Use Designations</b>	General Commercial	Urban Corridor/Center
Agricultural / Rural	Limited Industrial	Cultural Corridor
Natural Resource	Office / Research / Industrial	Urban Neighborhood
Public Parkland / Open Space	General Industrial	Industrial Center
Rural Community	Mixed Use	Industrial Neighborhood
Rural Residential	Mixed Use Development	Open Space
Low Density Residential	Mineral Mining	Buffer/Vegetative Screen
Medium Density Residential	Institutional	Municipalities

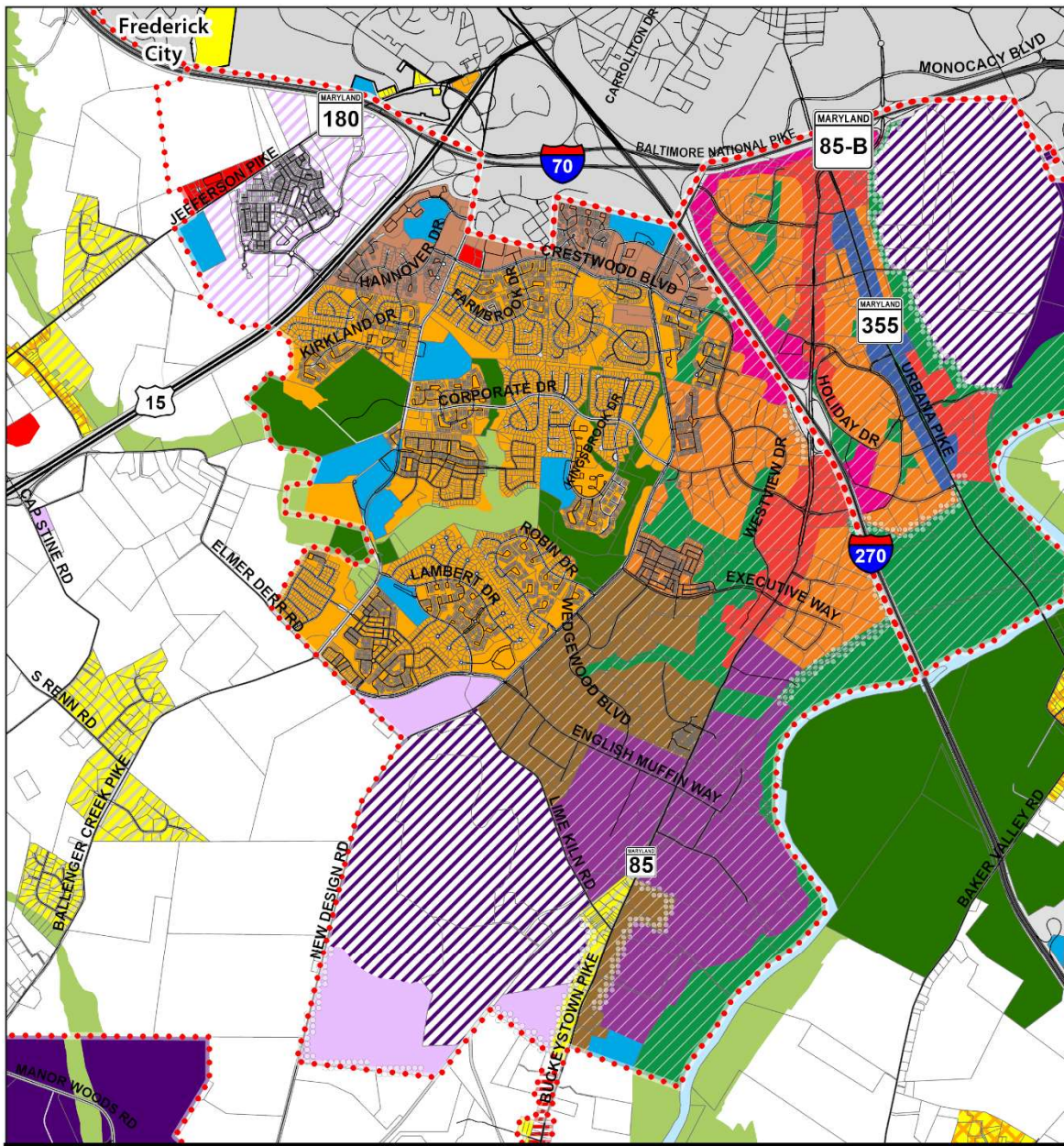
**Map 2: Proposed Ballenger Creek and South Frederick Corridors Community Growth Areas**

### Frederick Southeast and Ballenger Creek

The Frederick Southeast and Ballenger Creek Community Growth Areas (CGA) are unincorporated areas located directly south of the City of Frederick. Map 1 illustrates the pre-adoption boundaries and land use designations of the growth areas. They are separated by I-270 and have distinct land use patterns. Frederick Southeast is primarily commercial and office space, while Ballenger Creek includes similar uses along with residential areas, primarily townhomes and some multifamily housing. Both areas also contain a quarry.

The South Frederick Corridors Plan included all of Frederick Southeast and part of Ballenger Creek. The plan's main implementation tool will be a form-based code, which will be available to properties with a form designation. A significant part of Ballenger Creek has a form designation, as shown on Map 1. As redevelopment occurs under the form-based code, these areas will develop their own sense of place and may develop new planning needs and community priorities.

The Housing Element recommends adding the parts of Ballenger Creek included in the South Frederick Corridors Plan into the Frederick Southeast CGA and renaming Frederick Southeast CGA to the *South Frederick Corridors* CGA to better reflect its connection to the plan and form-based code. The new boundary is proposed at New Design Road (Map 2).



## Current Land Use Ballenger Creek

Frederick County, Maryland  
September 25, 2025

0 0.275 0.55 1.1  
Miles

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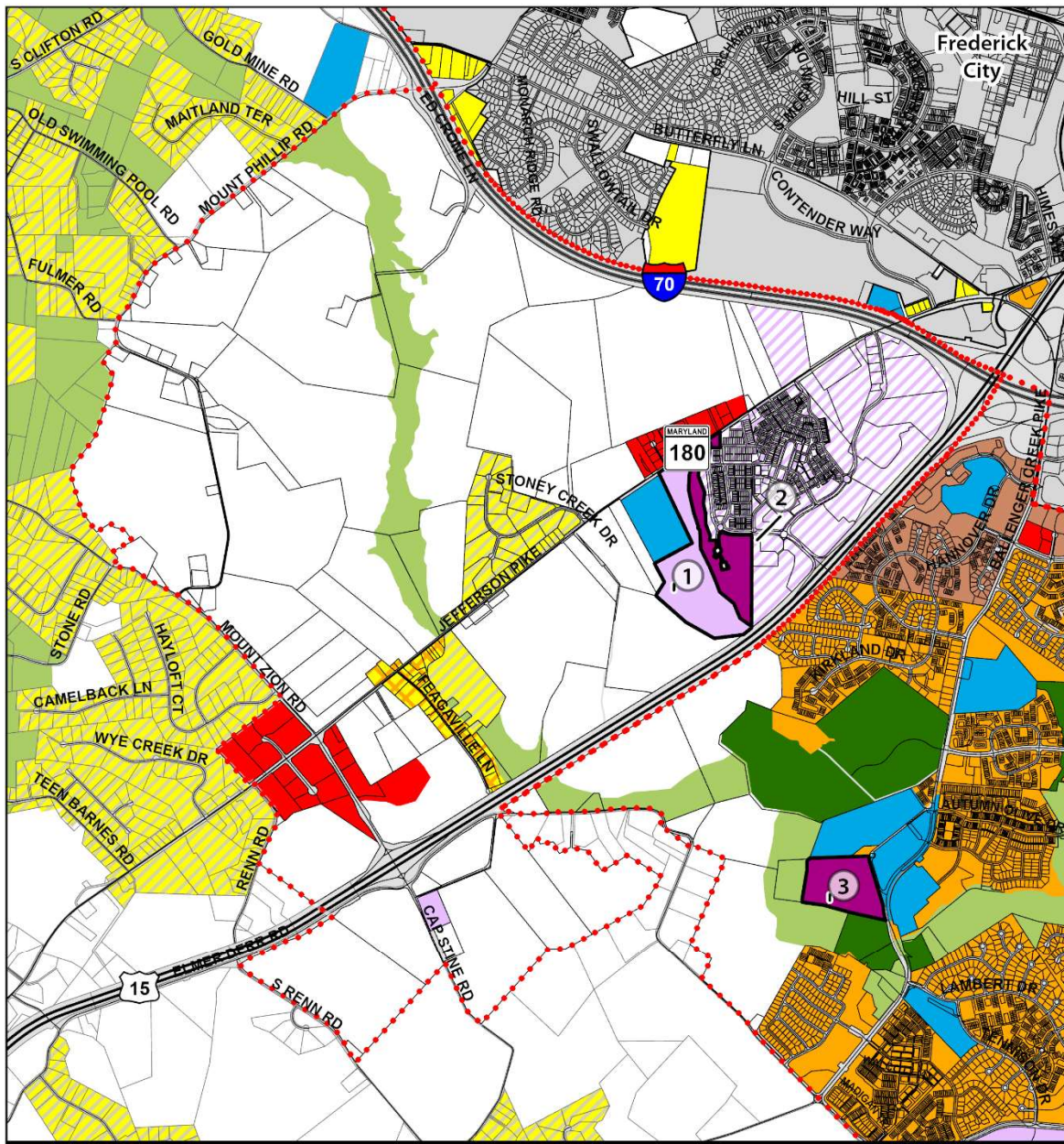
### Land Use Designations

- Agricultural / Rural
- Natural Resource
- Public Parkland / Open Space
- Rural Community
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Village Center
- General Commercial
- Limited Industrial
- Office / Research / Industrial
- General Industrial
- Mineral Mining
- Institutional

### Form Designations

- Urban Skyline
- Urban Corridor/Center
- Cultural Corridor
- Urban Neighborhood
- Industrial Center
- Industrial Neighborhood
- Open Space
- Buffer/Vegetative Screen

**Map 3: Pre-Adoption Ballenger Creek Community Growth Area**



## Proposed Land Use

### Jefferson Pike Employment District

Frederick County, Maryland  
September 25, 2025

0 0.2 0.4 0.8 Miles

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	Change Area		Rural Residential		Office / Research / Industrial
	Proposed Community Growth Area		Low Density Residential		General Industrial
	Agricultural / Rural		Medium Density Residential		Mixed Use
	Natural Resource		High Density Residential		Mixed Use Development
	Public Parkland / Open Space		Village Center		Mineral Mining
	Rural Community		General Commercial		Institutional
			Limited Industrial		Municipalities

**Map 4: Proposed Ballenger Creek and Jefferson Pike Employment District Community Growth Areas**

### Ballenger Creek and Jefferson Pike Employment District

The pre-adoption Ballenger Creek CGA extends west past US-15 and includes residential, light industrial, and agricultural uses (Map 3). This area is bordered by I-70 to the north and US-15 to the south. Jefferson Pike (MD-180) runs through the middle.

Due to the physical barriers created by I-70 and US-15, there are limited transportation connections for pedestrians or vehicles between this area and the larger Ballenger Creek community. Additionally, the Investing in Workers and Workplaces plan proposes adding 2,417 acres to this part of the growth area.

Just like Ballenger Creek and Frederick Southeast, the Jefferson Pike area is likely to develop its own identity, planning needs, and community priorities. These differences may be influenced by its physical separation, the proposed expansion of industrial land uses and zoning in Investing in Workers and Workplaces, and the anticipated introduction of mixed-use zoning through future small area plans.

The Housing Element recommends creating a new growth from this portion of the Ballenger Creek CGA, using US-15 as a boundary for the most part. This new growth area would also include the land proposed for addition under Investing in Workers and Workplaces. For now, the Housing Element proposes that it be referred to as the Jefferson Pike Employment District until a future planning effort is completed. The boundaries of this new growth area are shown on Map 4. Map 4 includes all proposed growth area additions considered in Investing in Workers and Workplaces as of September 2025, but does not include land use or zoning changes considered in that plan as it is not adopted.

### Comprehensive Plan Map and Zoning Recommendations

The following sections provide detail on the proposed changes to the comprehensive plan map (growth area boundaries and land use designations) and zoning changes. They are organized by growth area: Ballenger Creek and Jefferson Pike Employment District; Spring Ridge/Bartonsville; Linganore, and Frederick, New Market; and Monrovia. This section ends with recommendations to other related tools including Priority Funding Areas and Water and Sewer Plan maps.

Two growth areas may seem like they are missing in this chapter: Urbana and Monrovia. A small area/corridor plan for Urbana/I-270 is already scheduled to begin once the Housing Element concludes. Because of this imminent planning effort, the Housing Element defers land use, zoning, and growth boundary decisions to that plan.

The Monrovia Community Growth Area also possesses unique strengths and community assets, but a core principle of this Housing Element is to focus new development and redevelopment in or near existing population centers. While Monrovia holds long-term potential, other growth areas are currently better positioned to afford the types of housing opportunities sought under the Housing Element within the timeframe of this plan by building on their transportation access and proximity to infrastructure and other centers. This does not preclude future conversations about Monrovia's role in the County's growth strategy. Rather, it reflects a strategic focus to direct near-term efforts where they are most likely to deliver results to the community and make the most effective use of community investments. This strategy reflects one of the "Key Insights and Considerations" of the *Livable Frederick Master Plan*, Multi-Modal Choices and Active Living: A New Development Model.

The LFMP calls for new patterns of development, and describes places where “for a large share of our new homes and jobs to be located in areas where there are options available to residents to walk, bike, take transit, or drive shorter distances to reach their daily destinations.”<sup>1</sup> This being stated, two additions to the Monrovia Growth Area are proposed under the housing element to account for planned community facilities.

Land use and zoning recommendations described here include Mixed Use. The MX District has been an underutilized tool in Frederick County. The MX District is different from the County’s MXD – Mixed Use Development. Where the MXD zone is a *floating zone* that can only be granted through a property-owner initiated rezoning application, the MX District can be directly applied to a property through comprehensive rezoning. The MX District is in the process of being revised, independently of the Housing Element, in order to make this tool more effective for creating the types of multi-modal, mixed-use places called for in both the Livable Frederick Master Plan and the Housing Element.

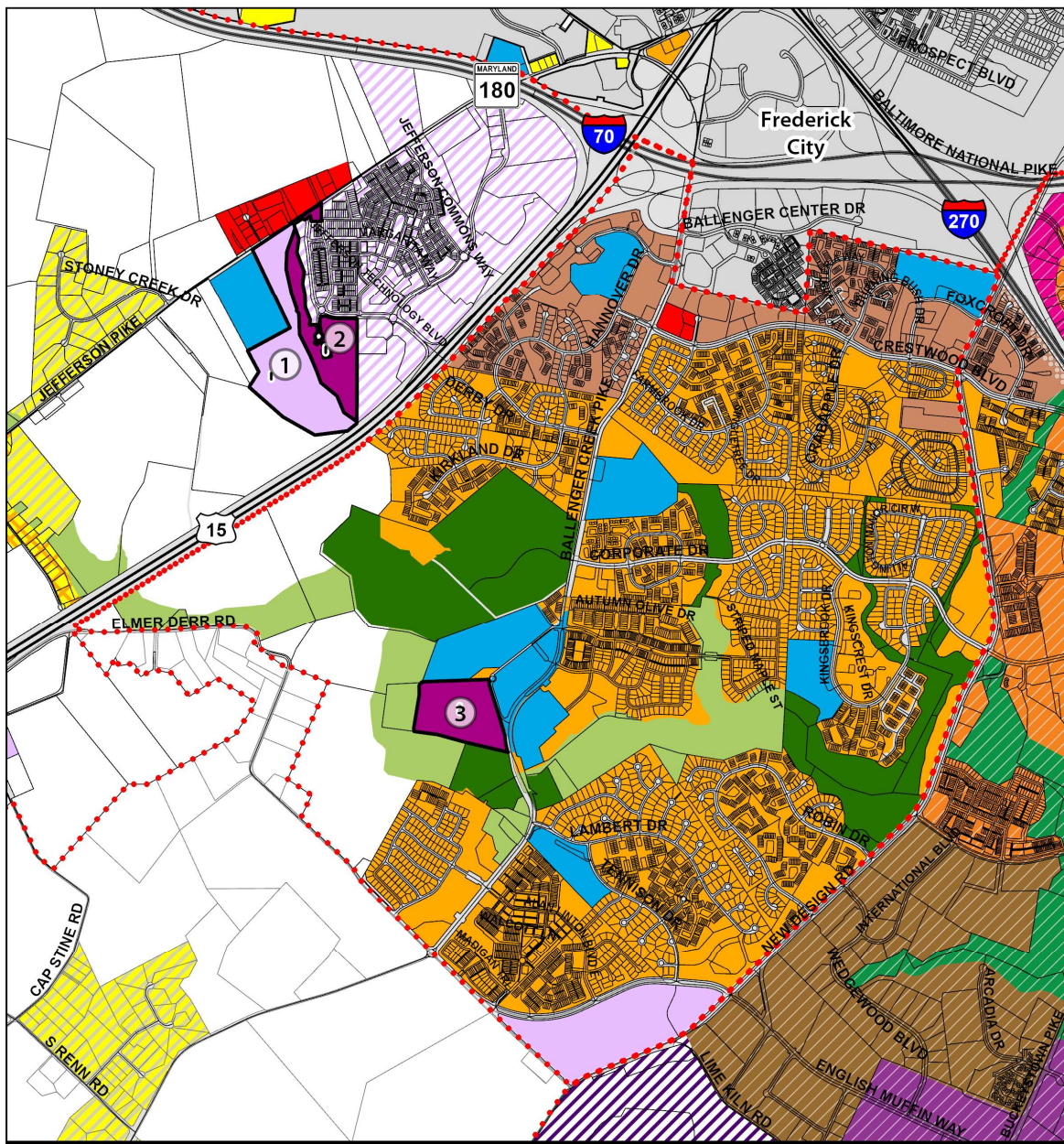
In many growth areas, land is being added but underlying land use and zoning are not being changed. This is because the Housing Element Action Framework, presented later in this chapter, calls for small area plans to be undertaken for the Ballenger Creek, Jefferson Pike Employment District, Spring Ridge/Bartonsville, and Linganore Growth Areas over the next 5 to 20 years. This will allow for more of the current development pipeline to come to fruition (particularly in the Linganore area), for future residents to participate in the planning process, and for time to further study and prepare for infrastructure needs, including public water and sewer, schools, roads, public transportation, emergency services, libraries, and so on.

As outlined in the Action Framework, the Housing Element also recommends a comprehensive update to the County’s zoning, subdivision, and related ordinances. These revisions will represent more than small amendments. They will be an opportunity to modernize the rules that shape how our communities grow. Replacing suburban-era standards with zoning tools that reflect today’s values will allow better alignment of future development and our long-term vision. Once these new tools are in place, large-scale land use changes and comprehensive rezonings will be far more effective, ensuring that future growth supports vibrant, resilient, and equitable communities across Frederick County.

The purpose of the Housing Element is to recommend *where* growth and redevelopment efforts should be focused and “*how*” we can create better tools to do so. It will be the role of future area and corridor and area plans to plan the “*what*.”

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<sup>1</sup> *Livable Frederick Master Plan (2019)*, Page 11.



## Proposed Land Use Ballenger Creek

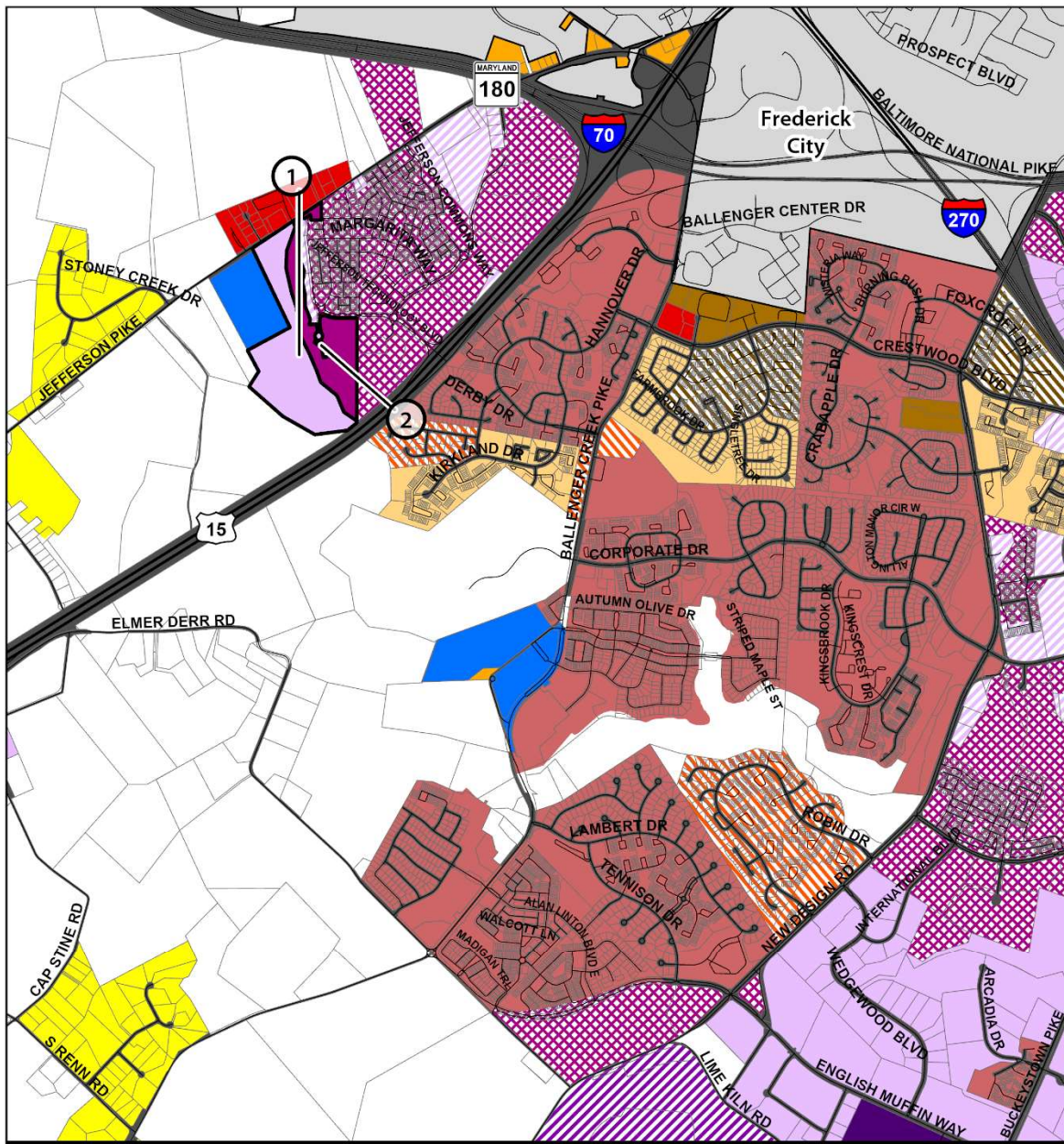
Frederick County, Maryland  
September 25, 2025

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Change Area	Medium Density Residential	Institutional
Proposed Community Growth Area	High Density Residential	Form Designations
<b>Land Use Designations</b>	Village Center	Urban Skyline
Agricultural / Rural	General Commercial	Urban Neighborhood
Natural Resource	Limited Industrial	Industrial Center
Public Parkland / Open Space	Office / Research / Industrial	Industrial Neighborhood
Rural Community	General Industrial	Open Space
Rural Residential	Mixed Use	Buffer/Vegetative Screen
Low Density Residential	Mixed Use Development	Municipalities
	Mineral Mining	

**Map 5: Ballenger Creek and Jefferson Pike Employment District Proposed Comprehensive Plan**



## Proposed Zoning Ballenger Creek

Frederick County, Maryland  
September 25, 2025

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Change Area	R5 – Middle Density Residential	LI – Limited Industrial
<b>Zoning</b>	R8 – Middle Density Residential	ORI – Office/Research/Industrial
A – Agricultural	R12 – High Density Residential	MX – Mixed Use
RC – Resource Conservation	R16 – High Density Residential	MXD – Mixed Use Development
OSR – Open Space Recreation	PUD – Planned Unit Development	MM – Mineral Mining
R1 – Low Density Residential	VC – Village Center	Ie – Institutional
R3 – Low Density Residential	GC – General Commercial	MUN – Municipality
	GI – General Industrial	

**Map 6: Ballenger Creek and Jefferson Pike Employment District Proposed Zoning**

## Ballenger Creek and Jefferson Pike Employment District

The following narrative describes recommended comprehensive plan map (Map 5) and zoning changes (Map 6) for the Ballenger Creek and Jefferson Pike Employment District growth areas. The maps in this section build upon the changes recommended for the Ballenger Creek and Jefferson Pike Employment District growth areas in the previous two sections (Maps 2 and 4).

The *Livable Frederick Master Plan's* (LFMP) Development Framework and Thematic Plan identify Ballenger Creek as being part of the Primary Growth Sector. However, it acknowledges the area is largely built out and it is recommended in the Thematic Plan as a Suburban Retrofit district. The Suburban Retrofit strategy in Ballenger Creek includes “finding opportunities for higher density redevelopment – especially in the form of mixed-use opportunities in existing commercial areas. Additionally, limited extension of the Ballenger Creek Growth Area may occur.”<sup>2</sup>

Initial planning for higher density redevelopment in Ballenger Creek was realized with the South Frederick Corridors Plan and the in-progress form based code. The Housing Element helps realize *Livable Frederick's* vision by recommending a limited extension of the growth area of approximately 280 acres.

**Table 1: Ballenger Creek Growth Area Additions**

Identifier	Property Count	Acres	Tax Map	Parcel (Lot)	Land Use	Zoning
BC-A	2	16.06	85	Parcels K & L	PP/OS	A
BC-B	8	263.06	76 85	<b>T.M. 76:</b> 130 <b>T.M. 85:</b> 25, 83 (Tracts 2, 3, 4), 190 (1), 204 (1), 210 (2)	A, NR	A
BC-C	1	0.02	85	227 (Parcel B-3)	MDR	PUD

**Total Acres Recommended for Addition to Ballenger Creek Growth Area: 279.14**

Table 1 lists properties that are proposed to be added to the Ballenger Creek growth area, grouped together by land use and zoning characteristics. Ten (10) properties totaling approximately 280 acres are proposed to be added to the Ballenger Creek CGA. One property (1.06 acres) is already nearly entirely within the growth area, but due to a mapping error some small portions of the property (0.02 acres) are not within the boundary (Linton at Ballenger open space Parcel B-3) but would be added. These 11 properties are not proposed for land use or zoning changes.

It is important to note that not all properties in Table 1 would be available for future development. Two properties totaling 16 acres (Parcels K and L) are part of the Ballenger Creek Park trail and owned by Frederick County. Another 52-acre property is privately owned but under an agricultural easement. Having public parks and open space in growth areas as well as working lands make for interesting places where green infrastructure is protected, people can enjoy nature close to home, and honor Frederick County's rural heritage.

<sup>2</sup> Livable Frederick Master Plan (2019), Page 42.

**Table 2: Ballenger Creek Land Use or Zoning Changes**

Identifier	Property Count	Acres	Tax Map	Parcel (Lot)	Current Land Use	Proposed Land Use	Current Zoning	Proposed Zoning
<b>1</b>	1	24.81	76	107	ORI	#1: LI	MXD	#1: LI
<b>2</b>						#2: MX		#2: MX
<b>3</b>	1	24.63	85	26	MDR, NR	MDR to MX	A	-

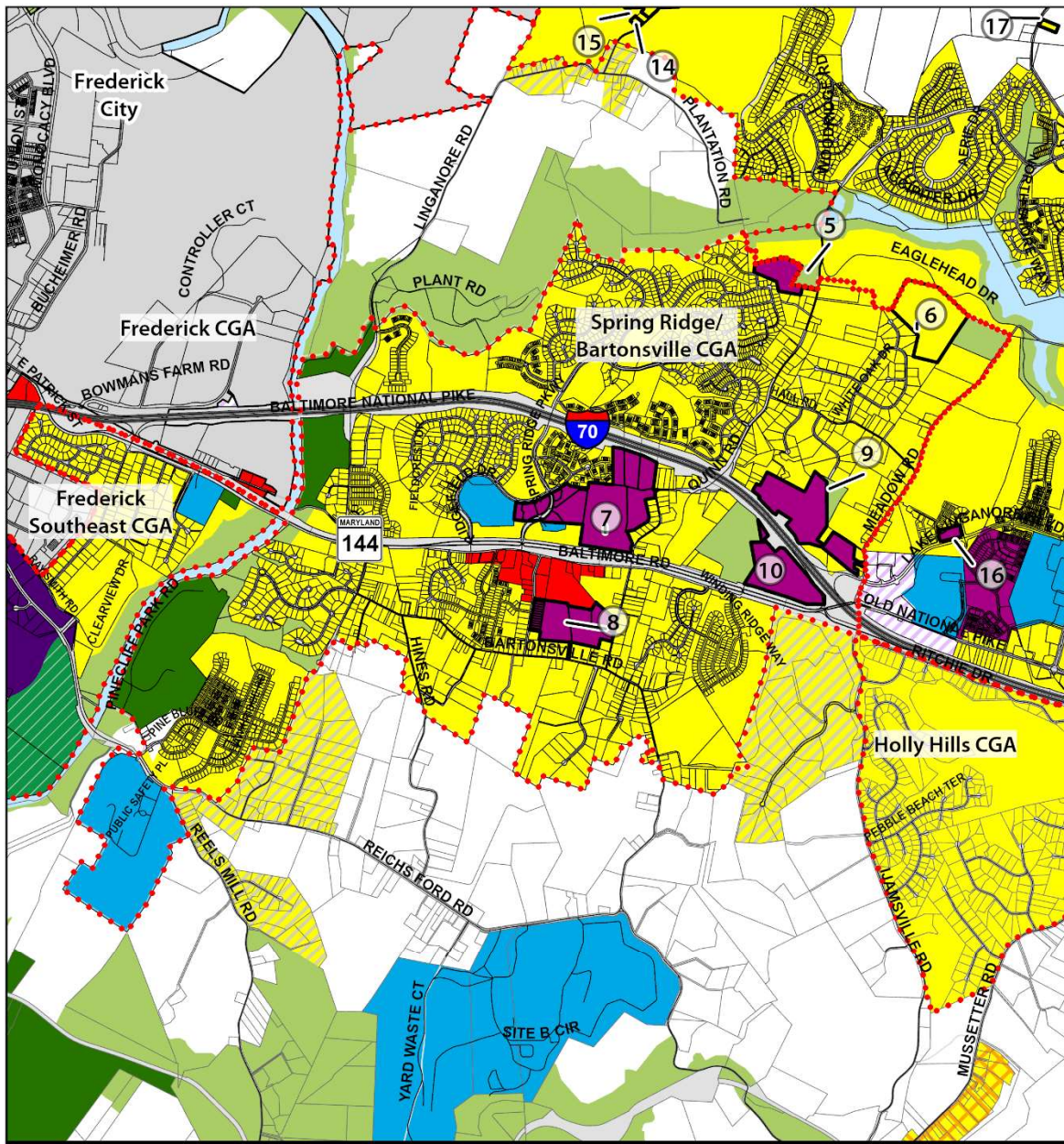
***Total Acres Recommended for MX Land Use: 49.44***

***Total Acres Recommended for MX Zoning: 24.81***

Table 2 lists individual land use and/or zoning changes for properties already within the pre-adoption Ballenger growth area.

Changes 1 and 2 apply to the same 66.71-acre property. This property consists of the remaining undeveloped land of the Harrington Terrace project, which includes townhomes, multifamily buildings, and non-residential uses. Change 1 (41.90 acres) is recommended as part of the Investing in Workers and Workplaces plan, but is included for reference. Change 2 (24.81 acres) is recommended as part of the Housing Element. Change 2 would designate and zone the property MX, Mixed Use Development. The MX zone will allow similar development with more flexibility than the current MXD floating zone.

Change 3 applies to 24.63 acres of a 32.21-acre property. The property is developed with a single family home and outbuildings. It is designated Medium Density Residential (MDR) and Natural Resources (NR). NR is applied to the stream and forested stream buffer on the western edge of the property. Only the MDR portion is recommended for change to Mixed Use. There is no change in zoning proposed for the property.



## Proposed Land Use Spring Ridge/Bartonsville

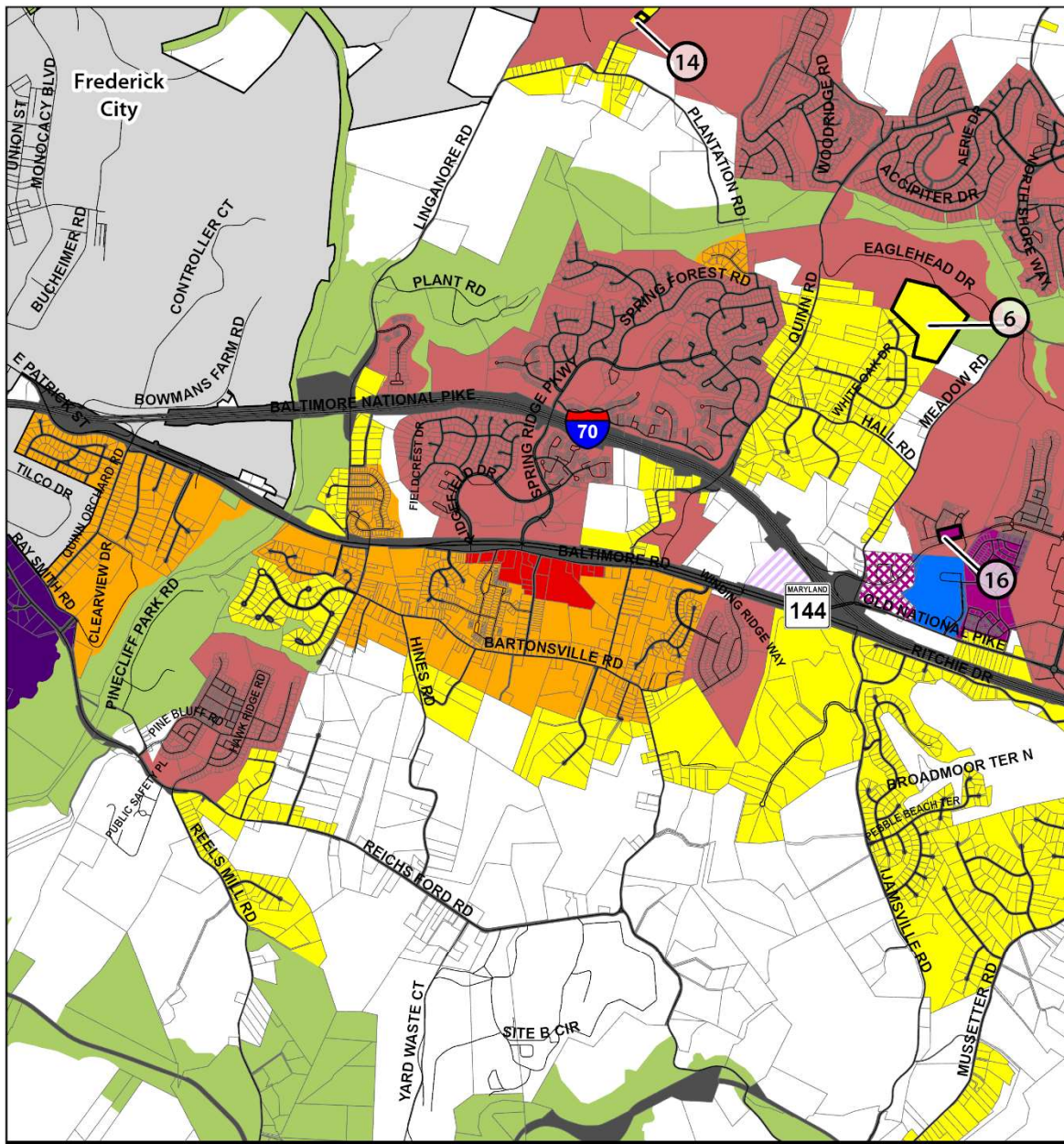
Frederick County, Maryland  
September 25, 2025

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	Change Area		Low Density Residential		Mixed Use
	Proposed Community Growth Area		Medium Density Residential		Mixed Use Development
<b>Land Use Designations</b>			High Density Residential		Mineral Mining
	Agricultural / Rural		Village Center		Institutional
	Natural Resource		General Commercial	<b>Form Designations</b>	
	Public Parkland / Open Space		Limited Industrial		Open Space
	Rural Community		Office / Research / Industrial		Municipalities
	Rural Residential		General Industrial		

**Map 7: Proposed Comprehensive Plan Map – Spring Ridge/Bartonsville**



## Proposed Zoning

### Spring Ridge/Bartonsville

Frederick County, Maryland  
September 25, 2025

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Change Area	R5 – Middle Density Residential	LI – Limited Industrial
<b>Zoning</b>	R8 – Middle Density Residential	ORI – Office/Research/Industrial
A – Agricultural	R12 – High Density Residential	MX – Mixed Use
RC – Resource Conservation	R16 – High Density Residential	MXD – Mixed Use Development
OSR – Open Space Recreation	PUD – Planned Unit Development	MM – Mineral Mining
R1 – Low Density Residential	VC – Village Center	Ie – Institutional
R3 – Low Density Residential	GC – General Commercial	MUN – Municipality
	GI – General Industrial	

**Map 8: Proposed Zoning Map – Spring Ridge/Bartonsville**

## Spring Ridge/Bartonsville

The following section describes recommended comprehensive plan map (Map 7) and zoning changes (Map 8) for the Spring Ridge/Bartonsville Growth Area. There are no recommended additions to this growth area. Table 3 describes the recommended land use or zoning changes to properties already inside the boundary.

Spring Ridge/Bartonsville is identified in the *Livable Frederick Master Plan's* Thematic Plan as part of the Secondary Growth Sector. While the Secondary Growth Sector will continue to be supported for growth and development, these areas differ from the Primary Growth Sector. The *Livable Frederick Master Plan* explains the Primary Growth Sector “is a central strategy of this plan to support multi-modal accessibility, and to leverage this by focusing on areas within the county that have significant existing infrastructure, such as Frederick City, the CSX Rail Line, and Interstate 270.”<sup>3</sup>

Spring Ridge/Bartonsville is identified as a *Retrofit District* within the Secondary Growth Sector. Retrofit Districts (also referred to in the Plan interchangeably as “Suburban Retrofit”) “are intended to support and improve existing suburbs to make suburban communities stronger by reinvesting in them with infill development and redevelopment that creates more opportunities to walk, shop, work, and recreate closer to home,” and includes finding locations for mixed-use development.<sup>4</sup>

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<sup>3</sup> *Livable Frederick Master Plan (2019)*, Page 47

<sup>4</sup> *Livable Frederick Master Plan (2019)*, Pages 46-47

**Table 3: Spring Ridge/Bartonsville Land Use or Zoning Changes**

Identifier	Property Count	Acres	Tax Map	Parcel (Lot)	Current Land Use	Proposed Land Use	Current Zoning	Proposed Zoning
5	1	10.33	78	680	I	MX	A	-
6	1	34.35	78	336	NR	LDR	RC	R-1
7	12	66.83	78	8 177 (PCN), 473 (PCB), 712 (7500, 7501, 7502, 7504, 8600), 722 (1, 2)	LDR	MX	PUD, A, R-1	-
8	17	28.79	78	47, 129, 589, 590 706 (8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20)	LDR	MX	R-3	-
9	1	38.53	79	375	LDR, NR	MX	A	-
10	1	28.72	78	15	ORI, NR	MX	ORI, A	-

**Total Acres Recommended for Land Use Change: 207.55**

**Total Acres Recommended for Low Density Residential: 34.35**

**Total Acres Recommended for Mixed Use: 173.20**

**Total Acres Recommended for Zoning Change: 34.35**

**Total Acres Recommended for R-1 Zoning: 34.35**

Change 5 is a 10.33-acre property owned by Frederick County and is the former Linganore Wastewater Treatment Plant. The treatment plant has been demolished and the site is vacant. The land use is proposed to change from Institutional to Mixed Use to allow the County flexibility in the future, but no zoning change is proposed at this time.

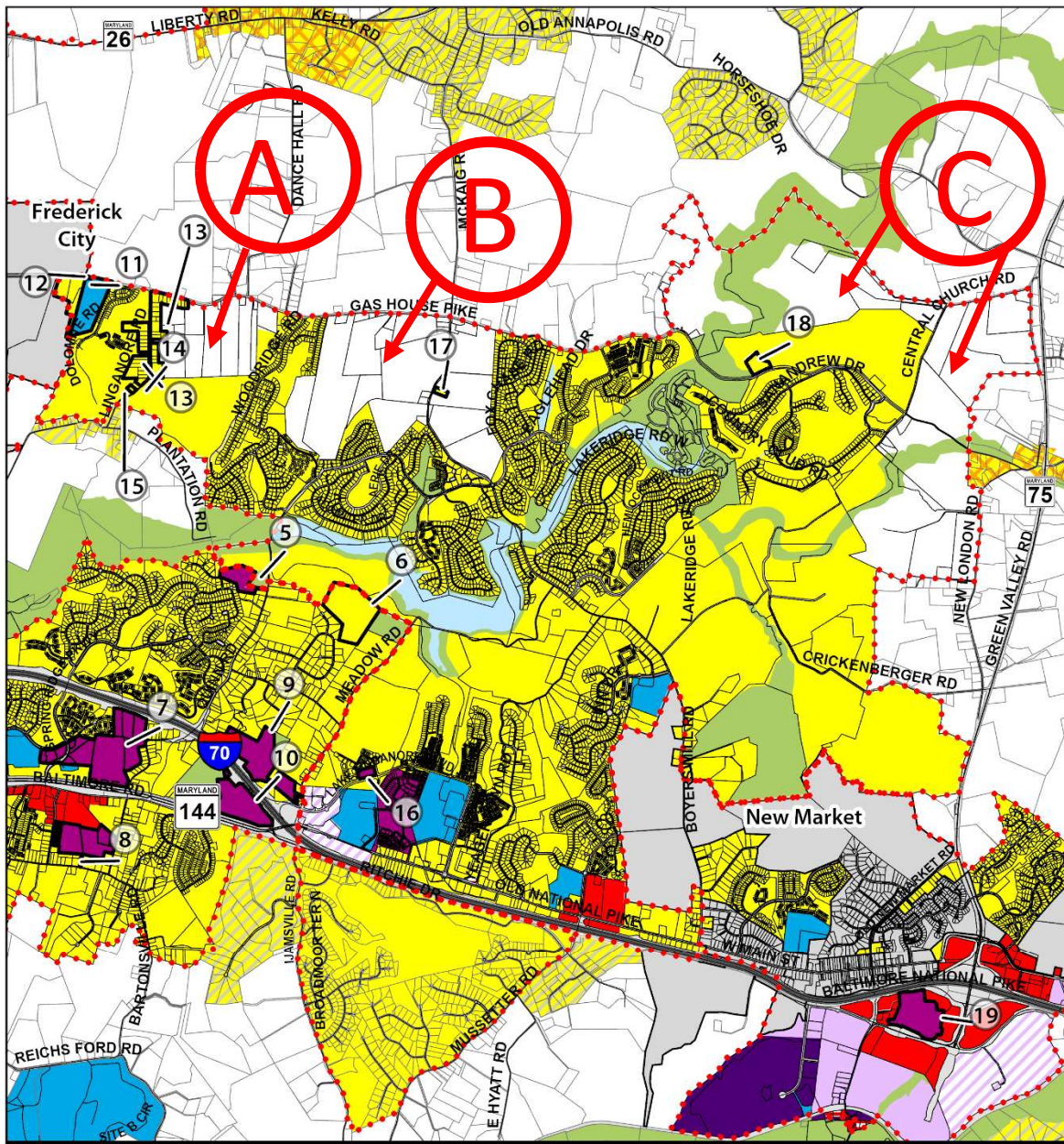
Change 6 is a 34.35-acre property. It is wooded and designated Natural Resource and zoned Resource Conservation. It is adjacent to a developed subdivision on its southwest (Oak Acres) and an approved subdivision to its north (Alpine, an 83-lot subdivision of single family detached). Only one other parcel, which is adjacent and developed with a single-family home, is designated NR and zoned RC. The surrounding area is primarily designated Low Density Residential and zoned either R-1, Low Density Residential or PUD, Planned Unit Development. The undeveloped property in Change 6 is recommended to be designated LDR and zoned R-1 which is more consistent with its surroundings. The R-1 zone will also allow more residential infill than RC and the LDR land use designation allows a property owner to pursue public water and sewer service. Forest conservation, road access, and water and sewer availability would be addressed at the preliminary plan stage of any future development.

Change 7 is a developed area consisting of 12 properties (66.83 acres) bordered by I-70 in the north and MD-144 to the south. It includes some nonresidential portions of the Spring Ridge PUD (office buildings and a shopping center and associated pad sites) and adjacent large-lot single family homes with agricultural uses on the east. No zoning changes are proposed. A change in land use from Low Density Residential to Mixed Use is proposed.

Change 8 is located south of MD-144/Old National Pike. There are 17 properties under common ownership. The properties have various road frontages including Bartonsville Road and Mains Lane. A number of the lots (13) are undeveloped and are from a subdivision plat recorded in 1948. The remaining 4 properties are 3 large lots developed with single family homes and outbuildings and one vacant lot. No zoning changes are proposed. A change in land use from Low Density Residential to Mixed Use is proposed.

Change 9 is located adjacent to the north of I-70. The 38.53-acre property has frontage on Meadow Road. A small amount of the property (approximately 0.9 acres) is located on the other side of I-70 with no road access. The property is developed with a single family home and outbuildings throughout the property and wooded areas. A change in land use from Low Density Residential and Natural Resource to Mixed Use is proposed, as forest conservation would be addressed at the time of any future development proposal. No zoning change is proposed.

Change 10 is located adjacent to the south of I-70 and is accessed by MD-144. It is a 28.72-acre property that is developed with a nonresidential use (events facility owned by a veteran's organization) and a communication tower. A small amount of the property (approximately 3 acres) is located on the other side of I-70 with no road access. A change in land use from ORI, Office/Research/Industrial and Natural Resource to Mixed Use is proposed as forest conservation would be addressed at the time of any future development proposal. No zoning change is proposed.



## Proposed Land Use Linganore

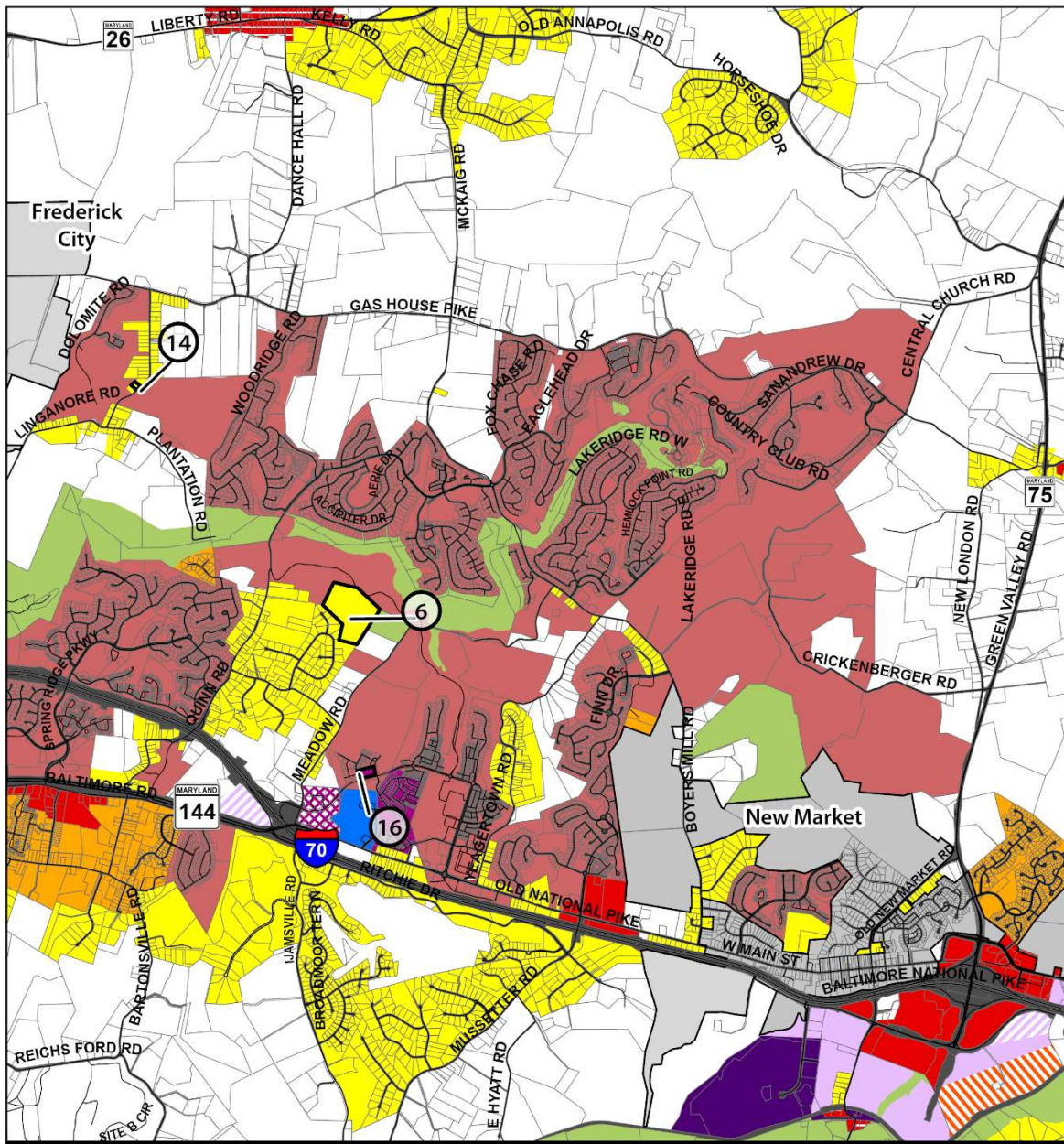
Frederick County, Maryland  
September 25, 2025

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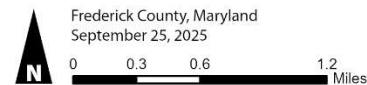
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Change Area	Rural Residential	Office / Research / Industrial
Proposed Community Growth Area	Low Density Residential	General Industrial
<b>Land Use Designations</b>	Medium Density Residential	Mixed Use
Agricultural / Rural	High Density Residential	Mixed Use Development
Natural Resource	Village Center	Mineral Mining
Public Parkland / Open Space	General Commercial	Institutional
Rural Community	Limited Industrial	Municipalities

**Map 9: Linganore Proposed Comprehensive Plan**



## Proposed Zoning Linganore



Frederick County, Maryland  
September 25, 2025

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Change Area	R5 - Middle Density Residential	LI - Limited Industrial
<b>Zoning</b>	R8 - Middle Density Residential	ORI - Office/Research/Industrial
A - Agricultural	R12 - High Density Residential	MX - Mixed Use
RC - Resource Conservation	R16 - High Density Residential	MXD - Mixed Use Development
OSR - Open Space Recreation	PUD - Planned Unit Development	MM - Mineral Mining
R1 - Low Density Residential	VC - Village Center	Ie - Institutional
R3 - Low Density Residential	GC - General Commercial	MUN - Municipality
	GI - General Industrial	

**Map 10: Linganore Proposed Zoning**

## Linganore

The following section describes recommended comprehensive plan map (Map 9) and zoning changes (Map 10) for the Linganore Growth Area. Table 4 describes the recommended additions to the growth area that do not have substantive land use changes, Table 5 describes recommended additions to the growth area that have land use changes, and Table 6 describes land use or zoning changes to properties already inside the growth area boundary.

The Linganore Growth Area is identified in the *Livable Frederick Master Plan's* Thematic Plan as part of the Retrofit District within the Secondary Growth Sector. While the Retrofit District typically emphasizes reinvestment in existing suburban areas, the Housing Element recognizes Linganore's role as an activity center. The greater Linganore area makes up a considerable amount of the County's share of the residential pipeline, including projects like the remaining Eaglehead-PUD units (~1,400), Cromwell (~500), Cherry Run (800), and Gordon Mill (~600). There are also projects approved in the adjacent Town of New Market with the Calumet and England Woods projects (~1,500).

Linganore therefore represents a strategic opportunity to plan for new neighborhoods that align with long-term goals for housing variety, infrastructure coordination, and community design. This growth area expansion reflects a forward-looking approach to growth that balances land availability with the County's broader vision for livable, connected communities.

As described in this section's introduction, in many growth areas (including Linganore), land is being added to growth areas with no changes to its underlying land use or zoning. The Housing Element Action Framework presented later in this chapter calls for small area plans to be undertaken for the Linganore Growth Area, and others over the next 5 to 20 years. This will allow for current pipeline development to come to fruition, for future residents to participate in the planning process, and to further study and prepare for infrastructure needs including public water and sewer, schools, roads, public transportation, emergency services, libraries, and so on.

**Table 4: Linganore Growth Area Additions**

Identifier	Property Count	Acres	Current Land Use	Proposed Land Use	Zoning
<b>LG-A</b>	16	130.64	A, LDR, RurR	RurR to A	A, PUD
<b>LG-B</b>	30	411.80	A, LDR	-	A
<b>LG-C</b>	24	826.43	A, NR	-	A

**Total Acres Recommended to be added to Growth Area: 1,368.87**

Table 4 includes properties that are proposed to be added to the Linganore growth area with no substantive changes to land use designations or zoning. The proposed growth boundary is shown on Map 9.

LG-A is described as the area south of Gas House Pike between Linganore Road and Woodridge Road. The land use designation is primarily Agricultural/Rural and zoned Agricultural (15 properties, 129.60 acres). Most properties are large lots, with a few smaller lots along Gas House Pike. Most are improved with homes. One property is almost entirely within the Linganore Growth Area already, but due to a mapping error, approximately 1.05 acres of it are not in the growth area boundary and

are proposed to be added. This property is designated Low Density Residential, is zoned PUD, Planned Unit Development, and is part of the Eaglehead-Westridge PUD.

There are 3 properties in LG-A (Parcel 22, Lots 1, 2, and 3) that are primarily designated Agricultural/Rural, but that also contain a small 0.07-acre section of Rural Residential. The Rural Residential is likely a mapping error as it covers 3 panhandles. A land use map clean-up to designate this 0.07-acre area as Agricultural/Rural is proposed so the properties are designated entirely Agricultural/Rural.

LG-B is described as the area south of Gas House Pike, located east of Woodridge Road, and on both sides of Boyers Mill Road. The land use patterns are similar to LG-A in that it is a mix of large parcels and smaller subdivided lots. Most lots are improved with residential uses, with some areas having contiguous wooded areas. Also similar to LG-A, the majority of the area has 29 properties (410.50 acres) that are designated Agricultural/Rural and are zoned Agricultural. One property is almost entirely within the Linganore Growth Area already, but due to a drawing error approximately 1.3 acres of it are not in the boundary and are proposed to be added. This property has a small area of Low Density Residential land use designation and is zoned Agricultural.

LG-C is described as the area north and south of Gas House Pike, located west of MD-75 and New London Road. The 30 properties (826.43 acres) are primarily designated Agricultural/Rural with areas of Natural Resource along some stream corridors, particularly portions of Linganore Creek and Bens Branch. The properties are all zoned Agricultural. The land use patterns are similar to LG-A and LG-B in that there is a mix of large parcels and subdivided lots and mostly agricultural and residential uses. Except for the stream corridors, many properties are unforested.

**Table 5: Linganore Growth Area Additions with Land Use Changes**

Identifier	Property Count	Acres	Tax Map	Parcel (Lot)	Current Land Use	Proposed Land Use	Zoning
<b>11</b>	3	14.96	68	97, 118, 132	A	LDR	A
<b>12</b>	1	21.89	68	132	A	I	A
<b>13</b>	37	36.92	68	12, 13, 16, 17, 18, 19, 20, 43, 44, 45, 50, 59, 60, 61, 62, 63, 65, 68, 71, 74, 76, 77, 83, 84, 85, 95, 112, 119, 123, 124, 125, 126, 127, 128, 141, 167, 169	RurR, A	LDR	R-1, A
<b>17</b>	1	1.26	69	153 (3B)	RurR	LDR	R-1

**Total Acres Recommended to be added to Growth Area: 75.03**

**Total Acres Recommended to be designated Low Density Residential: 53.14**

**Total Acres Recommended to be designated Institutional: 21.89**

Table 5 includes properties that are proposed to be added to the Linganore Growth Area and have recommended land use changes. There are no zoning changes to these properties.

Change 11 includes 3 properties that are adjacent to the City of Frederick. The properties are between the City of Frederick's boundary and the Linganore growth boundary. The development of the school (Change 12) would further isolate these non-growth area properties. While development on the three residential properties would be unlikely to be more than one or two homes, including them in the growth area and changing the land use to Low Density Residential would provide a potential future path for public water and sewer.

Change 12 is the site of a future elementary school and is owned by Frederick County and therefore the recommended land use is Institutional. The site should be included in the growth area in order to facilitate the planned water and sewer service to the school and to make it eligible to be mapped within a Priority Funding Area.<sup>5</sup>

Change 13 includes 37 properties (36.92) on the east and west sides of Linganore Road and adjacent properties south of Gas House Pike. Almost all properties are improved with residential uses. The properties are designated Rural Residential, with some small areas of Agricultural/Rural land use and all are zoned R-1. The small area of Agricultural/Rural land use is likely due to drawing errors. Therefore, the entirety of all properties is recommended to be designated Low Density Residential.

Change 17 is 1 1.26-acre property located south of Gas House Pike. It is improved with a single family home. It is currently designated Rural Residential while all surrounding properties are designated Agricultural/Rural. Similar to Change 13, the property is recommended for Low Density Residential.

**Table 6: Existing Linganore Growth Area Land Use or Zoning Changes**

Identifier	Property Count	Acres	Tax Map	Parcel (Lot)	Current Land Use	Proposed Land Use	Current Zoning	Proposed Zoning
14	1	0.67	68	90	RurR, LDR	LDR	PUD	R-1
15	1	0.73	68E	14	RurR, LDR	LDR	R-1	-
16	1	2.47	78	12 (Pcl B)	LDR	MX	PUD	MX
18	1	5.00	69	64	A	LDR	A	-

**Total Acres Recommended for Land Use Change: 8.87**

**Total Acres Recommended for Low Density Residential: 6.40**

**Total Acres Recommended for Mixed Use: 2.47**

**Total Acres Recommended for Zoning Change: 3.14**

**Total Acres Recommended to R-1: 0.67**

**Total Acres Recommended to Mixed Use: 2.47**

<sup>5</sup> The Priority Funding Area (PFA) is a State requirement which directs State funding for growth-related projects to PFAs identified by a jurisdiction and approved by the State. PFAs must meet specific criteria. A jurisdiction must seek an exception from the State if a school site is not located within a Priority Funding Area.

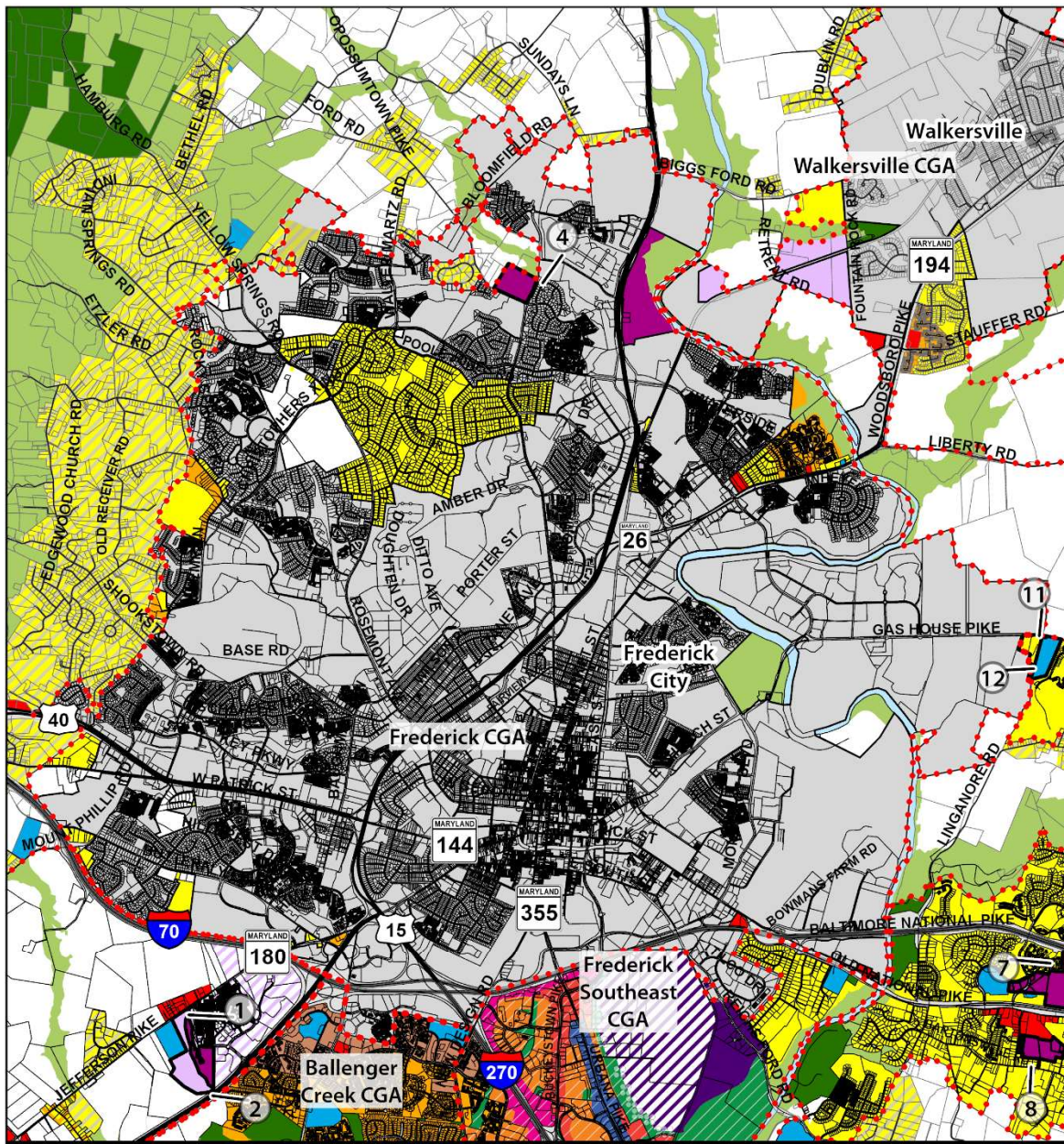
Table 6 proposes land use or zoning changes to properties already within the Linganore Growth Area as illustrated on Maps 9 and 10.

Change 14 is a 0.68-acre property located on the west side of Linganore Road. It is improved with a single family home. Due to a previous mapping error, the property's boundaries were incorrectly depicted. During the Eaglehead-PUD rezonings of the mid-2010s, this property was incorrectly identified as part of the Westridge subdivision and had its zoning changed to PUD. Because this property is not part of the PUD, it is recommended to be rezoned to R-1 which would be consistent with the existing homes along Linganore Road. A small area of Rural Residential land use designation is also found on the property and is recommended for Low Density Residential.

Change 15 is related to Change 14. It is an area of 0.73-acres where the property in Change 14 had been incorrectly mapped. This land is within the boundary of the Westridge subdivision but was not rezoned to PUD and the property remains zoned R-1 and designated Rural Residential. To provide for consistency in growth areas, the Rural Residential land use is recommended for Low Density Residential. The County cannot rezone the R-1 portion to PUD. However, this area of the project will be dedicated community open space, and the R-1 will not impact this use.

Change 16 is a 2.47-acre property owned by Frederick County. This is an additional public use site that was dedicated to the County as part of an amendment to the Cromwell PUD. The intended use of the site is a senior center. The property is recommended for Mixed Use land use and zoning designations to allow the County flexibility in a range of additional public uses at the site.

Change 18 is a 5.00-acre property improved with a single family home located on Gas House Pike. It is designated Agricultural and is zoned Agricultural. The Creekside project, part of the Eaglehead-PUD, is developing adjacent to the property. Applying the Low Density Residential land use designation to this property would provide consistency with the Creekside project as well as another individual property also adjacent to Creekside to the east. No zoning change is proposed.



## Proposed Land Use Frederick

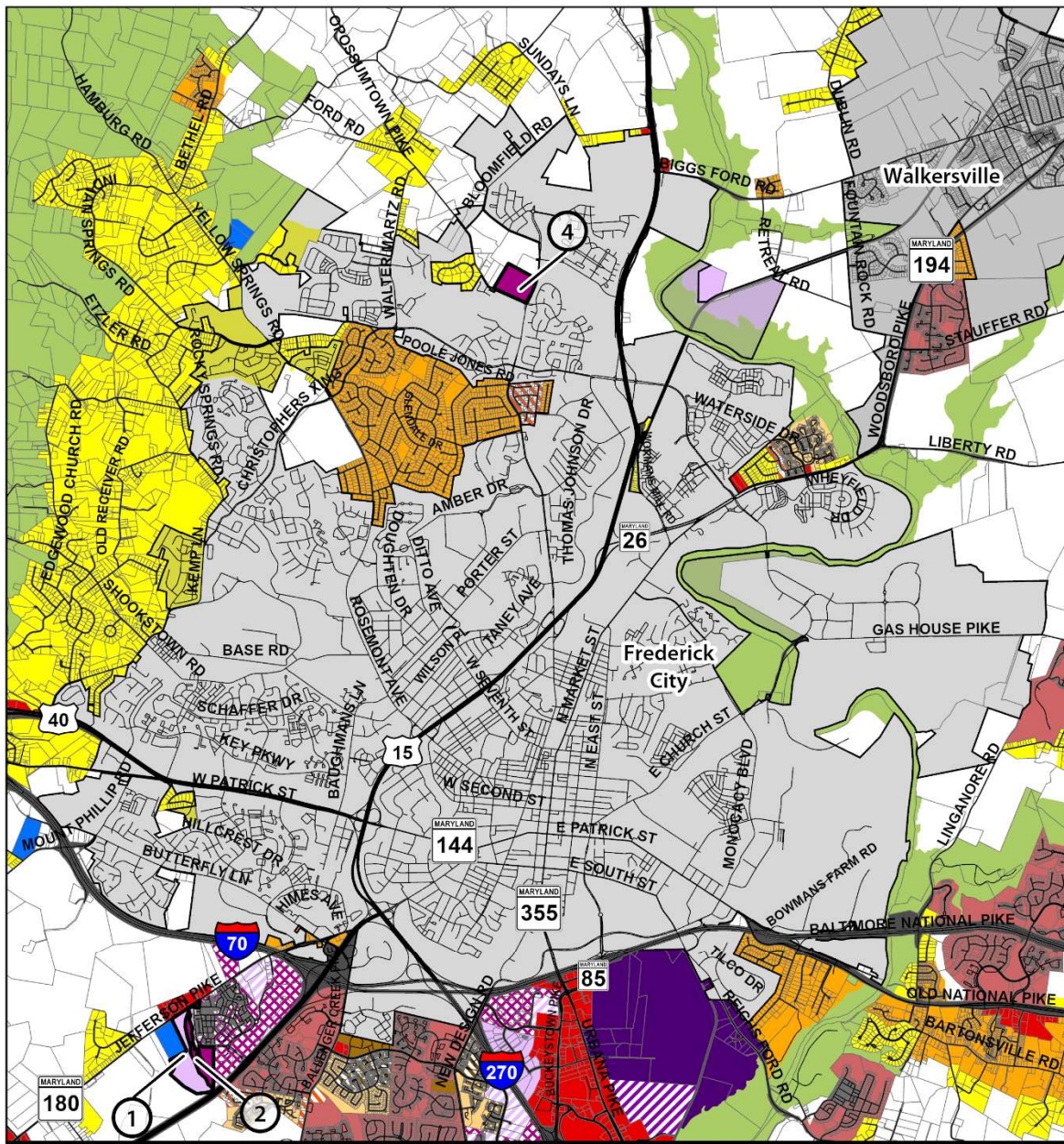
Frederick County, Maryland  
September 25, 2025

0 0.5 1 2 Miles

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	Change Area		Medium Density Residential		Institutional
	Proposed Community Growth Area		High Density Residential		Urban Skyline
	Agricultural / Rural		Village Center		Urban Corridor/Center
	Natural Resource		General Commercial		Cultural Corridor
	Public Parkland / Open Space		Limited Industrial		Urban Neighborhood
	Rural Community		Office / Research / Industrial		Open Space
	Rural Residential		General Industrial		Buffer/Vegetative Screen
	Low Density Residential		Mixed Use		Municipalities
			Mixed Use Development		
			Mineral Mining		

**Map 11: Proposed Comprehensive Plan Map, Frederick Growth Area**



## Proposed Zoning Frederick

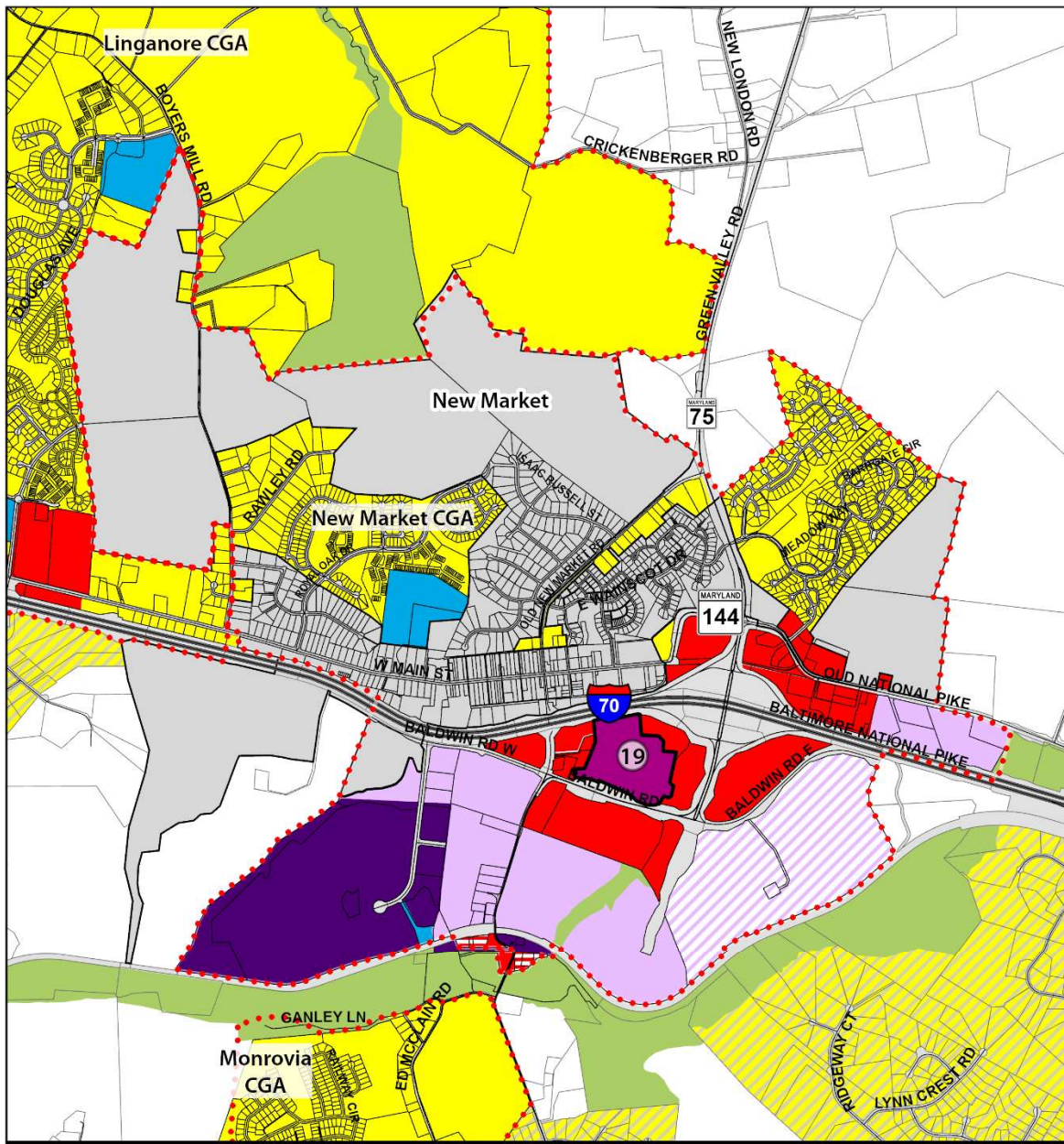
Frederick County, Maryland  
September 25, 2025

0 0.425 0.85 1.7  
Miles

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Change Area	R5 - Middle Density Residential	LI - Limited Industrial
<b>Zoning</b>	R8 - Middle Density Residential	ORI - Office/Research/Industrial
A - Agricultural	R12 - High Density Residential	MX - Mixed Use
RC - Resource Conservation	R16 - High Density Residential	MXD - Mixed Use Development
OSR - Open Space Recreation	PUD - Planned Unit Development	MM - Mineral Mining
R1 - Low Density Residential	VC - Village Center	Ie - Institutional
R3 - Low Density Residential	GC - General Commercial	MUN - Municipality
	GI - General Industrial	

**Map 12: Proposed Zoning Map, Frederick Growth Area**



## Proposed Land Use New Market

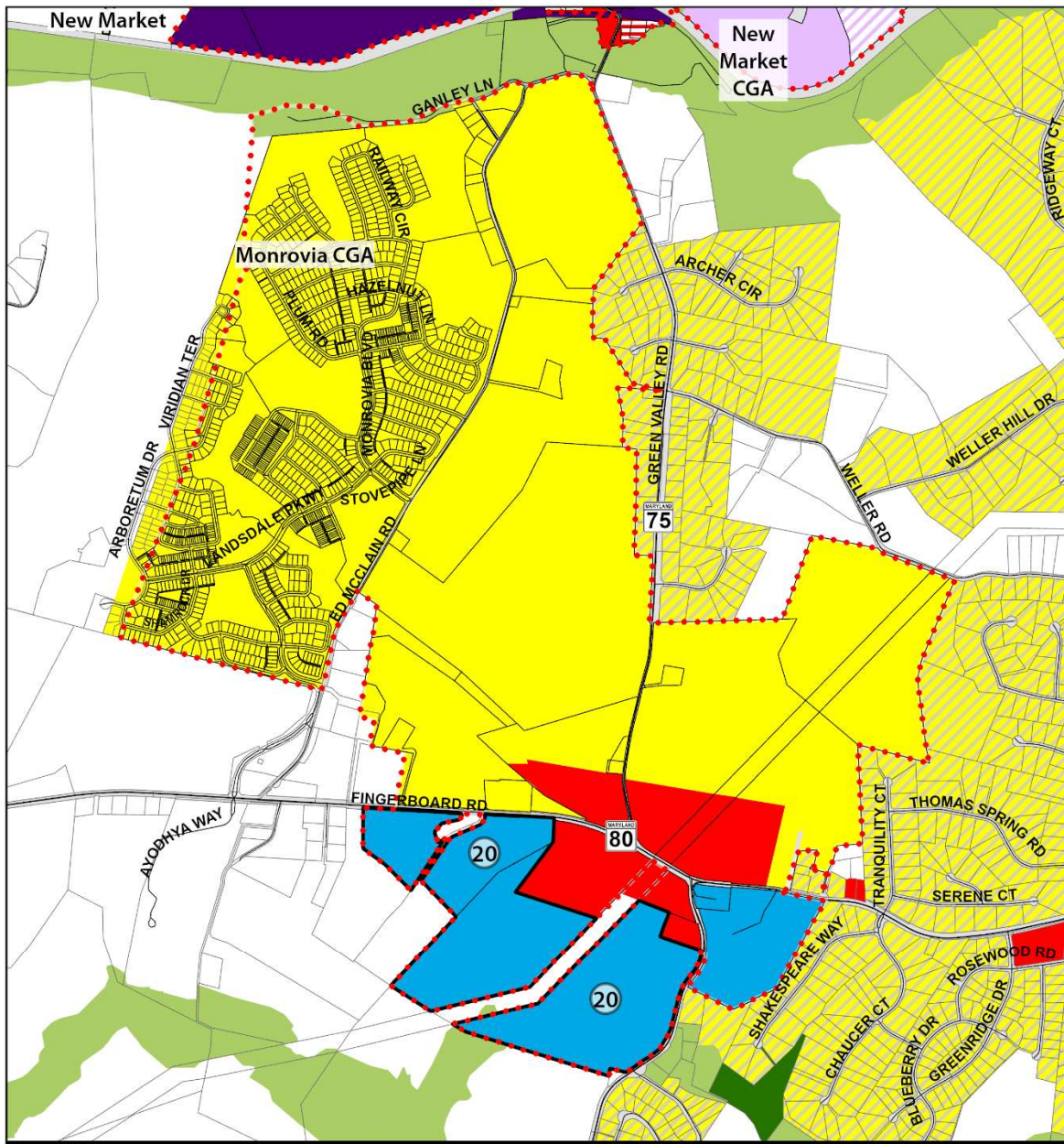
Frederick County, Maryland  
September 25, 2025

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	Change Area		Rural Residential		Office / Research / Industrial
	Proposed Community Growth Area		Low Density Residential		General Industrial
<b>Land Use Designations</b>			Medium Density Residential		Mixed Use
	Agricultural / Rural		High Density Residential		Mixed Use Development
	Natural Resource		Village Center		Mineral Mining
	Public Parkland / Open Space		General Commercial		Institutional
	Rural Community		Limited Industrial		Municipalities

**Map 13: Proposed Comprehensive Plan Map, New Market Growth Area**



## Proposed Land Use Monrovia

Frederick County, Maryland  
September 25, 2025

0 0.125 0.25 0.5 Miles

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	Change Area		Rural Residential		Office / Research / Industrial
	Proposed Community Growth Area		Low Density Residential		General Industrial
<b>Land Use Designations</b>					
	Agricultural / Rural		Medium Density Residential		Mixed Use
	Natural Resource		High Density Residential		Mixed Use Development
	Public Parkland / Open Space		Village Center		Mineral Mining
	Rural Community		General Commercial		Institutional
			Limited Industrial		Municipalities

**Map 14: Monrovia Growth Area Proposed Comprehensive Plan Map**

### Frederick, New Market, and Monrovia

There are three recommended changes to growth area boundaries, land use, and zoning in the Frederick (Maps 11 and 12), New Market (Map 13), and Monrovia (Map 14) growth areas. They are listed in Table 7.

Change 4 is a 19.65-acre property recently acquired by Frederick County Government located on Willowbrook Road. It is recommended to be added to the Frederick Growth Area and designated MX as part of the Investing in Workers and Workplaces (“IW2”) plan. As part of the Housing Element, it is recommended that the property be rezoned to MX, Mixed Use. Similar to the discussion of the Cromwell public use site (Change 16), this is to allow Frederick County flexibility for public uses into the future.

Change 19 is a 28.54-acre property located on Baldwin Road to the west of the I-70 and MD-75 interchange. It is vacant property and is already within the New Market Growth Area. It is recommended for a change in land use from General Commercial to Mixed Use.

Change 20 is two properties totaling 130.99 acres adjacent to the Monrovia Growth Area. The land was acquired in 2023 by Frederick County for the site of High School 11. The property is recommended to be added to the Monrovia Growth Area and designated Institutional.

**Table 7: Other Growth Areas Land Use or Zoning Changes**

Identifier	Growth Area	Acres	Property Count	Tax Map	Parcel (Lot)	Add to GA	Current Land Use	Proposed Land Use	Current Zoning	Proposed Zoning
4	Frederick	19.65	1	57B	103	Yes (IW2)	A, NR	A to MX (IW2)	A	MX
19	New Market	28.54	1	88	100	N/A	GC	MX	GC	-
20	Monrovia	130.99	2	97	3, 274	Yes	A, NR, RurR	I	A, R-1	-

**Total Acres Recommended to be added to the Growth Areas: 130.99**

**Total Acres Recommended for Land Use Change: 159.53**

**Total Acres Recommended for Institutional: 130.99**

**Total Acres Recommended for Mixed Use: 28.54**

**Total Acres Recommended for Zoning Change: 19.65**

**Total Acres Recommended to Mixed Use: 19.65**

### Priority Funding Areas

The Housing Element is adding two school sites which previously were not included in a growth area and were not eligible for public water and sewer service. These are Change 12 (Gas House Pike elementary school) and Change 20 (High School #11). As part of the Housing Element, the Priority Funding Area Map is recommended to be amended to add these two properties. PFA designation is required for the State of Maryland to contribute funding to growth-related infrastructure projects, including public schools.

## Housing Element Action Framework

### Introduction to the Action Framework

The Housing Element continues the Action Framework of the Livable Frederick Master Plan, a collection of goals and initiatives that describe county policy in support of Our Vision. Goals articulate a broad purpose, initiatives offer more specific direction for achieving each goal, while supporting initiatives provide an even higher level of detail.

The Action Framework (of both Livable Frederick and the Housing Element) are organized in a hierarchy of Goal → Initiative → Supporting Initiative. The hierarchy moves from aspirational at the goal level, to the granular at the supporting initiative level.

- **Goals** can be thought of as vision statements: what do we want to achieve?
- **Initiatives** are how we will achieve the goal: at a high level, what are the general actions we need to take?
- **Supporting initiatives** are the specific policies, programs, or other actions that can be carried out by the government, nonprofits, or community members in support of the initiative to achieve our goals.

Many initiatives and supporting initiatives are cross-cutting and interconnected. Therefore, a few key efforts described below will be crucial to implementing the Housing Element's vision. To help focus early implementation efforts, there are four "Keystone Projects" identified. Supporting initiatives associated with a "Keystone Project" are noted with a ⬠ symbol in the Action Framework. Keystone Projects are intended to move forward soon after plan adoption, with near- and mid-term timelines. Importantly, the remaining supporting initiatives are not de-prioritized. They will be pursued over time as opportunities arise through small area and corridor plans, or in coordination with other County programs and priorities. ~~In addition, the County and other government agencies and nonprofits implement a variety of housing programs including rental or downpayment assistance, foreclosure prevention, homebuyer counseling, emergency accessibility or rehabilitation loans and grants, and more.~~

~~Although these and other programs may not be named explicitly in the Action Framework, they are essential efforts to continue and expand funding for. At its core, the Housing Element is a land use plan. The Housing Element's primary role is to foster an environment where more people can proudly call Frederick County home.~~

***Keystone Project 1: Zoning and Subdivision Code Revisions.*** As discussed in previous chapters, Frederick County, particularly its unincorporated areas, lacks diverse housing options and many neighborhoods are designed for automobile dependence. This limits housing choice for all people who live, or want to live, in Frederick County. This is a direct result of decades of planning and regulations. But no regulation is ever set in stone and what was created can be changed.

As they are written today, Frederick County's zoning code, zoning map, and subdivision rules are unable to achieve the vision set forward in Livable Frederick and the Housing Element. Revising these regulations should encompass a comprehensive review of allowed housing types, residential

uses, dimensional standards (height, setbacks, density), [transportation access, public facility improvements](#), and parking. *Comprehensive Plan Land Use designations* are also [defined tied to in](#) the zoning ordinance and should be reexamined.

While revising zoning and subdivision codes won't resolve the housing and affordability crisis overnight, it is an essential first step. These changes can pave the way for new possibilities. By modernizing these rules, we can ensure that new development or redevelopment steer us toward a future where sprawl is controlled, the natural environment is conserved, and neighborhoods are well-connected [with to work places](#), schools, and public transportation. Such a transformation will foster vibrant, sustainable communities.

**Keystone Project 2: Approval Process Revisions.** There are many steps involved [to build in building](#) even a single home. As projects grow in size and complexity, these steps multiply and involve multiple local, state, and sometimes even federal agencies and permits. These processes are valuable for ensuring our buildings are safe, water is unpolluted, endangered species are protected, and people are safe from floods. But these approvals can sometimes overlap or do not occur concurrently. Frederick County cannot directly control state or federal processes, but we can control our local approvals. This includes determining the timing of these processes, who approves the application, and ensuring [that](#) the process is integrated. Some of the County's approval processes are defined in the zoning or subdivision ordinance and should be included in that review. But others exist outside of the code, such as the Water and Sewerage Plan.

Figure 1 illustrates this point in the “pyramid of discretion” of planning and land use approvals. The greatest opportunity for community impact comes at the beginning during the comprehensive planning process, applying zoning districts, and writing the zoning and subdivision rules. The approval processes being discussed in this section fall under the “administer” category, where staff and appointed officials have the least discretion. As a government and a community, our collective efforts are best spent in the “create” area of the pyramid.

**Figure 1: Pyramid of Discretion**



League of Minnesota Cities, <https://www.lmc.org/resources/planning-and-zoning-101/>

**Keystone Project 3: Infrastructure Adequacy and Funding.** Frederick County defines the standards for adequate public facilities (“APFO”) in Chapter 1-20 of the Frederick County Code for schools, public water and sewer, and roads. The ordinance also defines APFO exemptions and developer options to address inadequate facilities. Changes are being considered for how APFO is administered in the South Frederick Corridors redevelopment area. If adopted, these could serve as a pilot for a regional approach to APFO within the County.

Some areas in Frederick County are already comprehensively planned and, in some cases, even zoned for growth but face infrastructure limitations. The role of APFO is to identify these gaps and allow time for the county to address them through the CIP process, for developers to contribute financially, or a combination of the two. Fair-share contributions alone often fall short of fully funding a project. Development projects cannot always fully finance improvements, and public budgets face similar constraints.

This means that in some places, where we as a community have agreed ~~should see that~~ additional growth ~~are unable to fulfill our~~ should occur, development cannot move forward in support of this vision. Over time, housing costs rise, employers and people alike are displaced by rising rents and home/property prices, and our transportation infrastructure remains strained by longer commutes and shifting travel patterns. In this scenario, everyone’s quality of life decreases.

Frederick County should evaluate infrastructure needs (particularly water and sewer and school capacity) in relation to identified or anticipated growth areas, assess what level of public versus private investment serves public interest, and evaluate different funding structures moving forward. A similar effort is currently underway in Montgomery County which formed a workgroup “to recommend strategies to fund infrastructure and growth-related needs in the County” (Council Resolution 20-745).

The funding evaluation should also include a review of the impact fee structure. While impact fees and the Adequate Public Facilities Ordinance (APFO) both address the effects of new residential growth, they function differently. Impact fees are charged for every new home built. The dollar amount is consistent across the County, whereas APFO requirements vary based on localized infrastructure capacity and therefore may not apply in all cases.

**Keystone Project 4: Related Planning Efforts.** Chapter 1 of the Housing Element described concurrent planning efforts underway, including the Housing Needs Assessment and Strategic Plan, Investing in Workers and Workplaces, and the Green Infrastructure Plan. There is also the already-adopted South Frederick Corridors Plan. The Housing Element complements these plans through its Action Framework, particularly with recommended changes to land use and growth area boundaries. The Housing Element will further integrate the recommendations of these plans, once they are adopted, through future small area and corridor plans in the Livable Frederick work program (Urbana/I-270) and identified in the Action Framework (Jefferson Park Employment District, Ballenger Creek, Spring Ridge/Bartonsville, and Linganore) and the eventual ~~comprehensive plan~~ update of the Livable Frederick Master Plan near the end of the decade.

In addition to the Keystone Projects described above, the County and other government agencies and nonprofits implement a variety of housing programs. These include including rental or

downpayment assistance, foreclosure prevention, homebuyer counseling, emergency accessibility or rehabilitation loans and grants, and more.

Although these and other programs may not be named explicitly in the Action Framework, they are essential efforts to continue and expand funding for. At its core, the Housing Element is a land use plan. The Housing Element's primary role is to foster an environment where more people can proudly call Frederick County home.

### A Vision for Implementation: The Action Framework

The Housing Element's recommendations for implementation are modeled after the *Livable Frederick Master Plan's* Action Framework. Table 8 illustrates the entire action framework into a summary list. They are grouped hierarchically by **Goals** (aspirational statements), **Initiatives** (directions for how to achieve the Goals), and **Supporting Initiatives** (the most specific level of detail). Although these statements are numbered for clarity, the numbers are not an indication of priority. A ➦ indicates a supporting initiative is associated with a *Keystone Implementation Project*. More detailed goal, initiative, and supporting initiatives appear after the table.

**Table 8: Action Framework Summary**

Goal	Initiative	Supporting Initiative
1. People First	1. Housing Stability	1. Partnerships for volunteer or reduced-cost home repairs
		2. Property tax credit for qualified households and repairs
		3. Housing assistance programs
	2. Housing Choice	★ 1. High-opportunity areas
		★ 2. Mixed-income housing
2. Complete Communities	1. Comprehensive Planning	1. Small area plans
		★ 2. Infrastructure upgrades to support higher density
		3. New Community Growth Area
		4. Residential capacity analysis updates
	2. Multimodal Transportation	★ 1. Promote TOD
		2. Expand transit service
	3. Green Communities	★ 1. Increase tree canopy coverage
		2. Prioritize underserved communities
3. Homes	1. Regulatory Review	★ 1. Zoning and subdivision ordinance changes
		2. State law changes
		★ 3. Water and Sewerage Plan classification system
	2. Infrastructure	★ 1. Water and sewer studies
		★ 2. Alternative funding for public infrastructure
		★ 3. Assess APFO requirements
	3. Affordability Incentives	1. New construction affordable housing
		2. Redevelopment or rehabilitation
		3. Affordable housing preservation
	4. Technical Assistance	1. Small builder pilot program
		★ 2. Infill housing designs and plans
		3. <u>Local Building Industry Capacity</u>

★ Indicates the supporting initiative is associated with a *Keystone Implementation Project*.

## Goal #1: People First

Frederick County is for everyone. The County's housing policies make it possible for everyone who lives or wants to live here can do so in dignified, safe, and stable conditions.

### Initiative #1: Housing Stability

Support residents in attaining and maintaining their preferred living situations and ensuring their housing is safe, secure, and accessible.



#### *Housing Stability Supporting Initiatives:*

1. Identify opportunities for new or expanded partnerships with community organizations and contractors to deliver volunteer or reduced-cost home repair services.
2. Explore a property tax credit program for substantial rehabilitation of mechanical, sanitary, and structural systems in aging housing stock for qualified homeowners.
3. Maintain financial housing assistance programs for renters and homeowners such as downpayment assistance, rental support, and accessibility and rehabilitation programs.

### Initiative #2: Housing Choice

Provide housing options for the evolving needs of people across all life stages, household sizes, and income levels.

#### *Housing Choice Supporting Initiatives:*

1.  Advance housing equity to expand access to high-opportunity areas through housing investments and land use decisions.
2.  Encourage the development and preservation of mixed-income housing in a variety of locations.


## Goal #2: Complete Communities

Our neighborhoods, built upon a foundation of walkability and mixed use design, are vibrant and inclusive places where homes, jobs, services, and nature are interconnected through walkable, mixed-use design and accessible to people of all ages and abilities.

### Initiative #1: Comprehensive Planning

Use the long-range planning process to recognize community assets, respond to challenges, and reflect the unique character of Frederick County to guide growth and deliver the necessary infrastructure for the future.


#### Comprehensive Planning Supporting Initiatives:

1. Undertake small area or corridor plans over the next 5 to 20 years for the Ballenger Creek, Jefferson Pike Employment District, Linganore, and Spring Ridge/Bartonsville Community Growth Areas.
2.  Identify the infrastructure upgrades that are necessary to realize higher-density redevelopment or infill in identified opportunity areas.
3. Evaluate the need for a new County Community Growth Area as part of the next update to the County Comprehensive Plan to further realize long-term growth strategies.
4. Update the residential capacity analysis for county community growth areas at least once every three years to guide informed and responsive housing planning.

### Initiative #2: Multimodal Transportation

Expand and enhance multimodal transportation networks to facilitate safe and convenient access for people of all ages and abilities to housing, jobs, schools, and services without relying solely on cars.


#### Multimodal Transportation Supporting Initiatives:

1.  Promote compact, transit-oriented development to reduce vehicle miles traveled and emissions by planning communities where origins and destinations are closer together and a more interconnected street network.
2. Coordinate with Frederick County Division of Transit Services to plan for expanded transit service coverage and frequency with a focus on underserved areas.

### Initiative #3: Green Communities

Preserve and enhance natural systems during development and integrate green infrastructure into community design.

#### Green Communities Supporting Initiatives:

1.  Increase tree canopy coverage in all neighborhoods through planting programs and development requirements.
2. Prioritize underserved areas when planning for new or renovated public open space and recreational facilities.

### Goal #3: Homes

Encourage a range of housing types, densities, and locations to meet the needs of a growing and changing population, through 2050, that furthers our goals for affordability and sustainability.

#### Initiative #1: Regulatory Review

Advance smart, sustainable growth by modernizing Frederick County's codes and approval processes while protecting public health, safety, and welfare.

##### *Regulatory Review Supporting Initiatives:*

1. ★ Revise Frederick County's zoning and subdivision rules to align with the Housing Element's vision for increased housing choice and affordability. Some examples are parking, dimensional standards, administrative approvals, accessory dwelling units (ADUs), housing types, and low-impact neighborhood non-residential uses.
2. Advocate for changes to state laws to reduce barriers to building housing as needed.
3. ★ Refine the Water and Sewerage Plan's classification system and amendment process to improve coordination and reduce overlap with other development approvals.

#### Initiative #2: Infrastructure

Proactively resolve infrastructure limitations in priority areas. Examples include roads, public transportation, bicycle and pedestrian networks, public water and sewer, and schools.

##### *Infrastructure Supporting Initiatives:*

1. ★ ~~Conduct water and sewer studies of the Linganore, Spring Ridge/Bartonsville, Ballenger Creek, and Jefferson Pike Employment District growth areas to understand infrastructure needs over the next 25 to 40 years.~~ Conduct water and sewer studies in support of all future small area and corridor plans in order to identify existing system capacity as well as infrastructure improvements necessary to support the County's housing goals.
2. ★ Explore alternative funding strategies for public infrastructure to improve the balance between public and private investment.
3. ★ Reassess how, and for what infrastructure, adequacy is determined in the Adequate Public Facilities Ordinance (APFO) and realign to better reflect long-term growth goals, changing development patterns, and account for the long-term maintenance costs.

#### Initiative #3: Affordability Incentives

Expand equitable access to affordable housing for all Frederick County residents, regardless of income.

##### *Affordability Incentives Supporting Initiatives:*

1. Modify or create incentives for new construction of income-restricted housing such as reduced impact fees, expedited permit review, or density bonuses.
2. Provide incentives to promote affordable housing, green building features, and visitability and universal design in redevelopment or rehabilitation projects.
3. Monitor and plan for affordable housing preservation of both income-restricted and market rate affordable properties to preserve long term affordability.

#### Initiative #4: Technical Assistance

Identify creative solutions to help individual property owners ~~and~~, small builders, ~~and others~~ to construct diverse housing types.

##### *Technical Assistance Supporting Initiatives:*

1. Explore creating a “small builder pilot program” that could provide a range of financial and non-financial assistance such as pre-development financing, permitting assistance, and mentorship for entities building fewer than 10 units.
2. ✚ Create pre-approved pattern design books or construction plans for ~~infill~~ housing, ~~types~~ such as Accessory Dwelling Units (ADUs) or duplexes.
- ~~2;3.~~ Strengthen the local building industry’s capacity to design and construct a wider range of housing types beyond single family and multifamily.

# Land Use & Zoning Map Workshop (Housing Element Chapter 4)

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FREDERICK COUNTY PLANNING COMMISSION

OCTOBER 8, 2025

# Concepts

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***Community Growth Areas.*** A growth area defines **a geographic boundary** and is not a development mandate. Being included in a growth area **does not automatically grant** the right to more intense development.

***Land Use Designations.*** Land use designations express **the intended future use of land** in support of the community's vision outlined in the comprehensive plan. On their own they **do not regulate the types of uses** allowed on a property **or have limits** like building height or setbacks.

***Zoning.*** The **regulations in the zoning ordinance** and as depicted on **the zoning map**, which determine the zoning rules that apply to each property in the County. Even if a property's zoning is changed, the **current use** of the property **can generally continue**.

## The Role of the Housing Element (Ch. 4 excerpt)

“In many growth areas, land is being added but underlying land use and zoning are not being changed. This is because the Housing Element Action Framework, presented later in this chapter, **calls for small area plans** to be undertaken for the Ballenger Creek, Jefferson Pike Employment District, Spring Ridge/Bartonsville, and Linganore Growth Areas over the next 5 to 20 years. **This will allow for more of the current development pipeline to come to fruition (particularly in the Linganore area), for future residents to participate in the planning process, and for time to further study and prepare for infrastructure needs, including public water and sewer, schools, roads, public transportation, emergency services, libraries, and so on.”**

## The Role of the Housing Element (Ch. 4 excerpt, continued)

“As outlined in the Action Framework, **the Housing Element also recommends a comprehensive update to the County’s zoning, subdivision, and related ordinances.** These revisions will represent more than small amendments. They will be an opportunity to modernize the rules that shape how our communities grow. Replacing suburban-era standards with zoning tools that reflect today’s values will allow better alignment of future development and our long-term vision. **Once these new tools are in place, large-scale land use changes and comprehensive rezonings will be far more effective,** ensuring that future growth supports vibrant, resilient, and equitable communities across Frederick County.”

## The Role of the Housing Element (Ch. 4 excerpt, continued)

The purpose of the Housing Element is to **recommend *where* growth and redevelopment efforts should be focused and “*how*” we can create better tools to do so.** It will be the role of future area and corridor and area plans to plan the “*what*.”

# Growth Area Realignments

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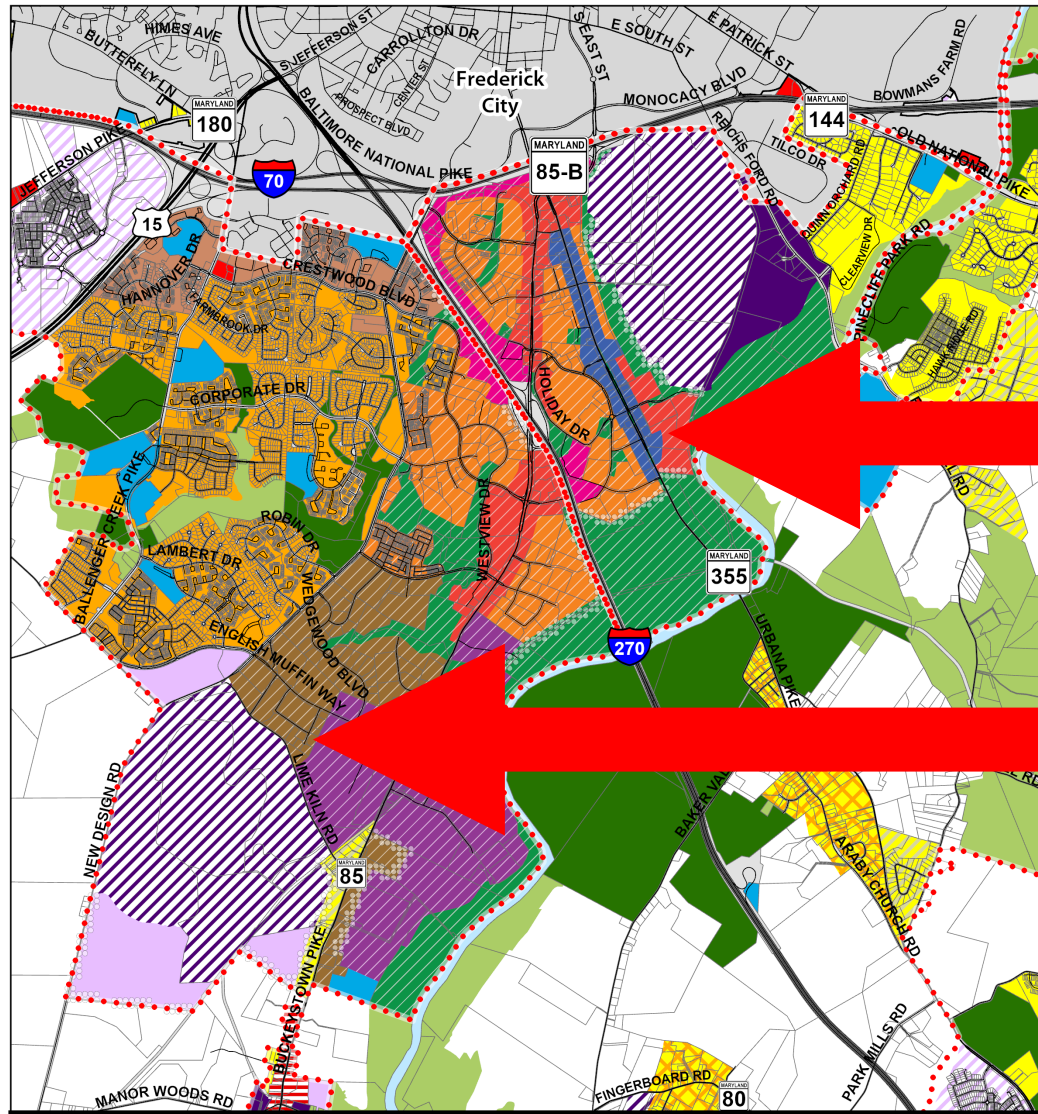
CURRENT (2): FREDERICK SOUTHEAST, BALLENGER CREEK

PROPOSED (3): SOUTH FREDERICK CORRIDORS, JEFFERSON PIKE  
EMPLOYMENT DISTRICT, BALLENGER CREEK

# Current Growth Area Boundaries

Frederick Southeast CGA  
(east of I-270)

Ballenger Creek CGA  
(west of I-270)

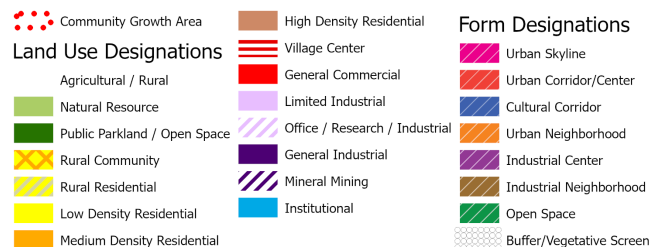


## Current Land Use South Frederick Corridors

Frederick County, Maryland  
September 25, 2025

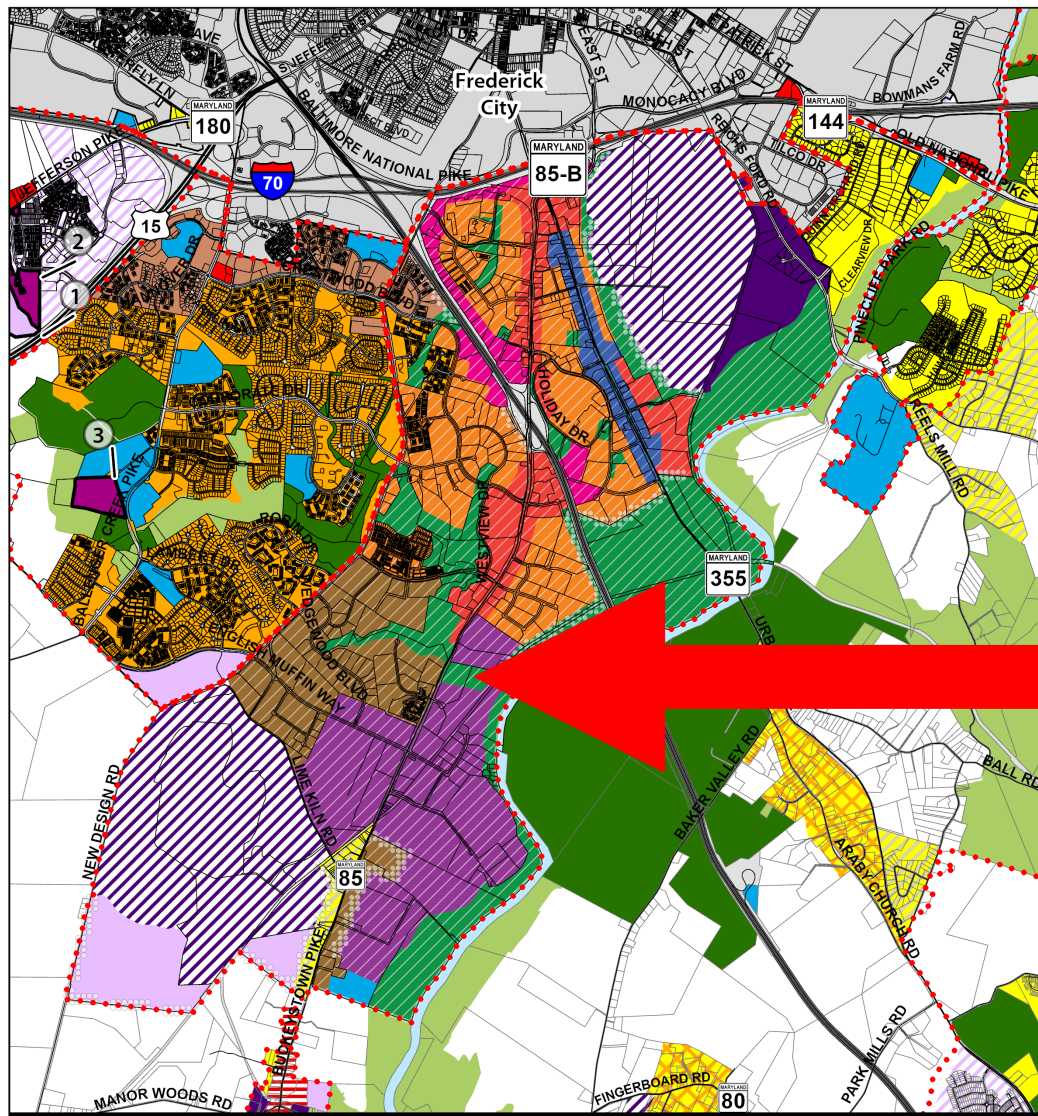
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# Proposed Growth Area: *South Frederick Corridors*

- Rename “Frederick Southeast” to *South Frederick Corridors*
- Adds land from Ballenger Creek GA that is within the SFC planning area to *South Frederick Corridors* GA
- Dividing line is New Design Road

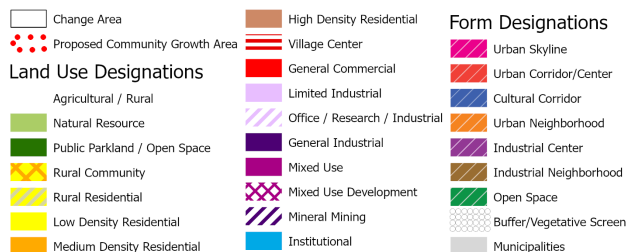


## Proposed Land Use South Frederick Corridors

Frederick County, Maryland  
September 25, 2025

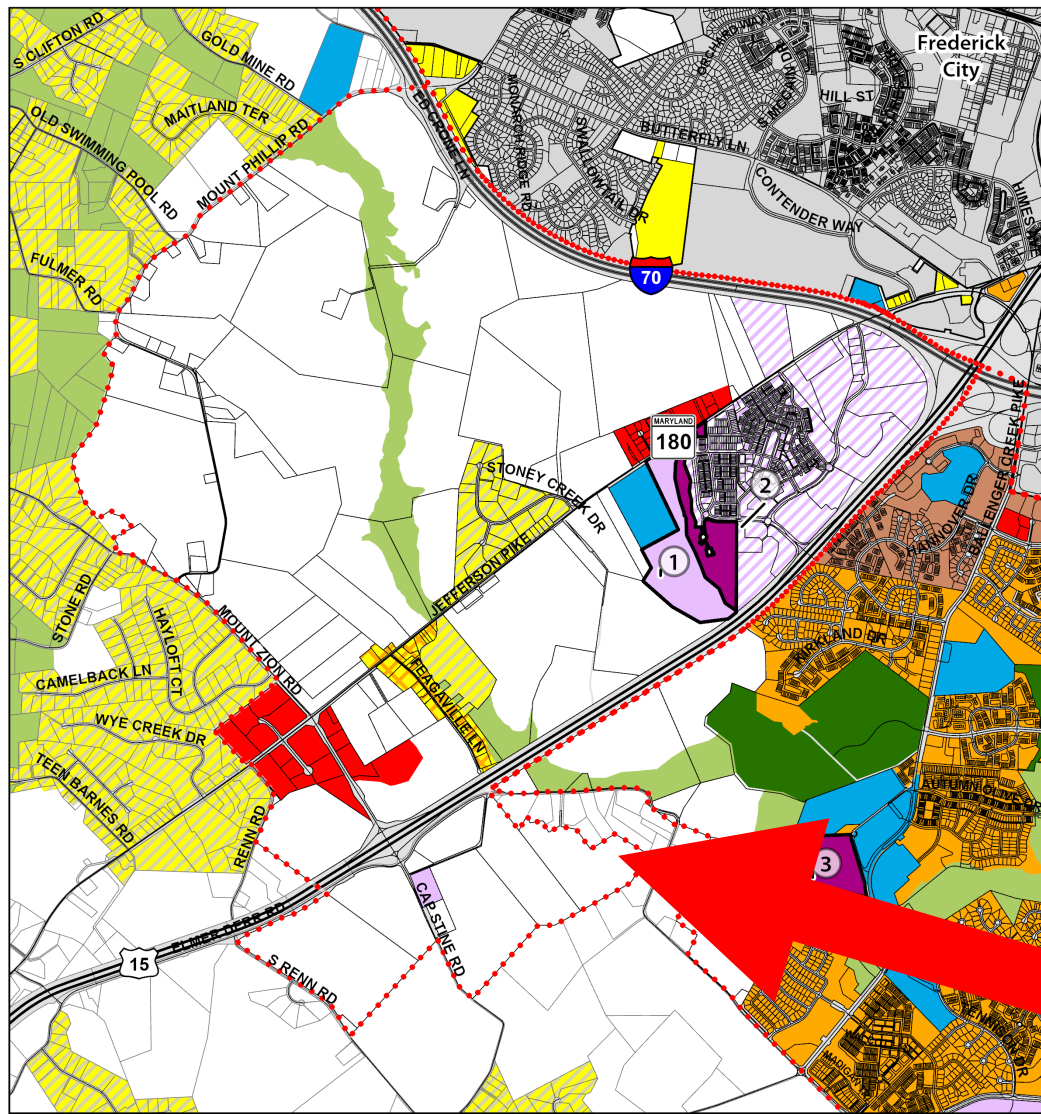
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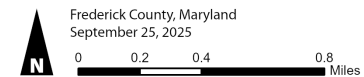
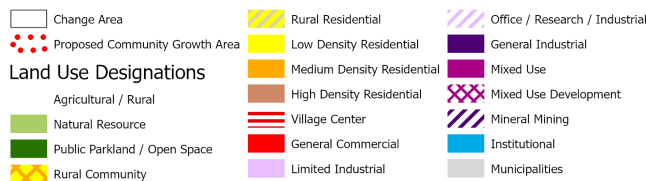


# Proposed Growth Area: *Jefferson Pike Employment District*

- Establishes a new GA: Jefferson Pike Employment District
- Adds land from Ballenger Creek GA that is north/west of US-15
- Includes the recommended GA additions in Investing in Workers and Workplaces
- Dividing line is primarily US-15 (some exceptions around the Mount Zion interchange)



**Proposed Land Use**  
Jefferson Pike Employment District

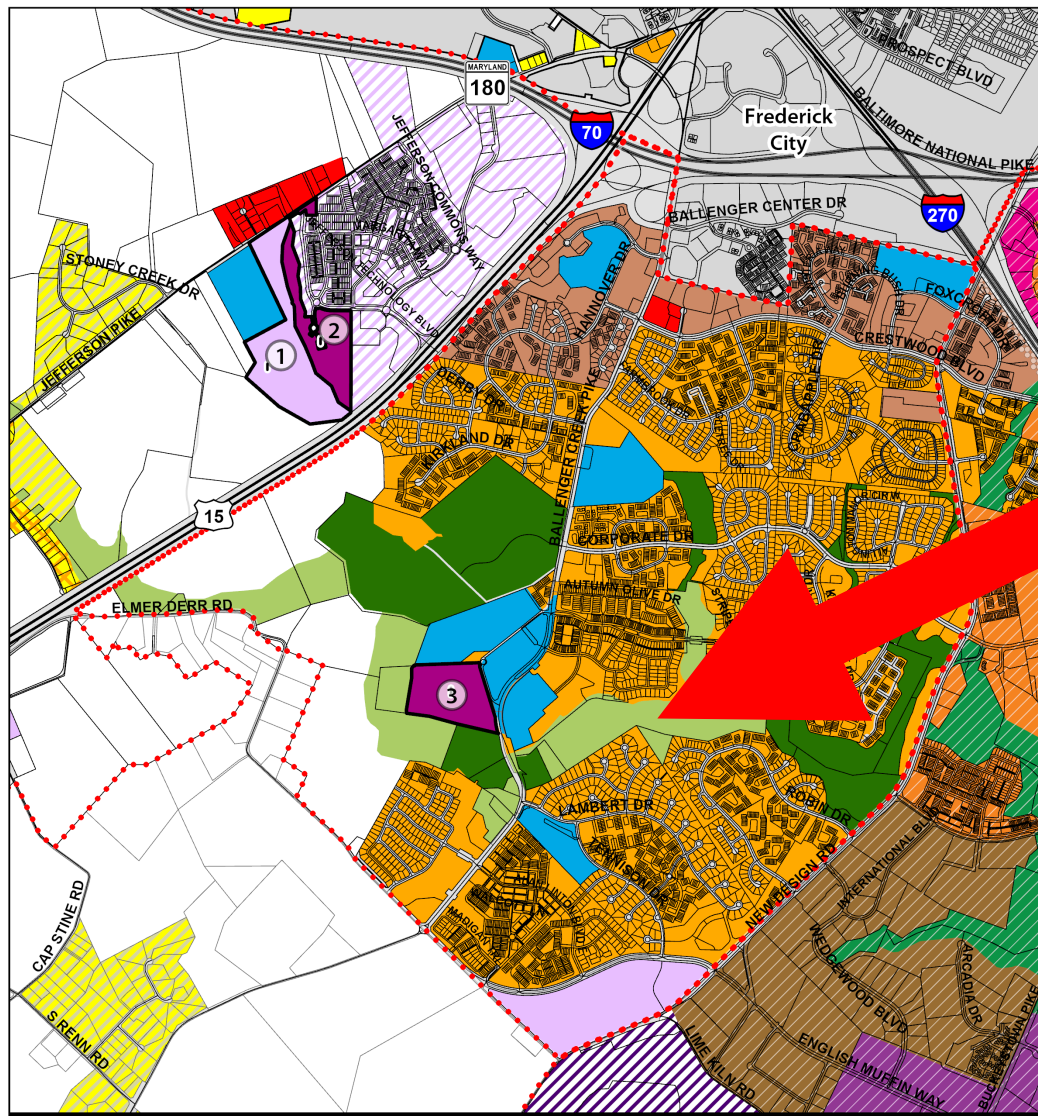


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# Proposed Growth Area: *Ballenger Creek*

This slide shows Ballenger Creek GA including:

- The remainder area after realignments with South Frederick Corridors and Jefferson Pike Employment District
- The proposed ~280 acres to be added as part of the Housing Element
- Dividing lines are US-15 (more or less) and New Design Road



Proposed Land Use  
Ballenger Creek



Frederick County, Maryland  
September 25, 2025

0 0.175 0.35 0.7 Miles

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# Growth Area, Land Use, & Zoning Recommendations

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# Growth Area, Land Use, & Zoning Recommendations

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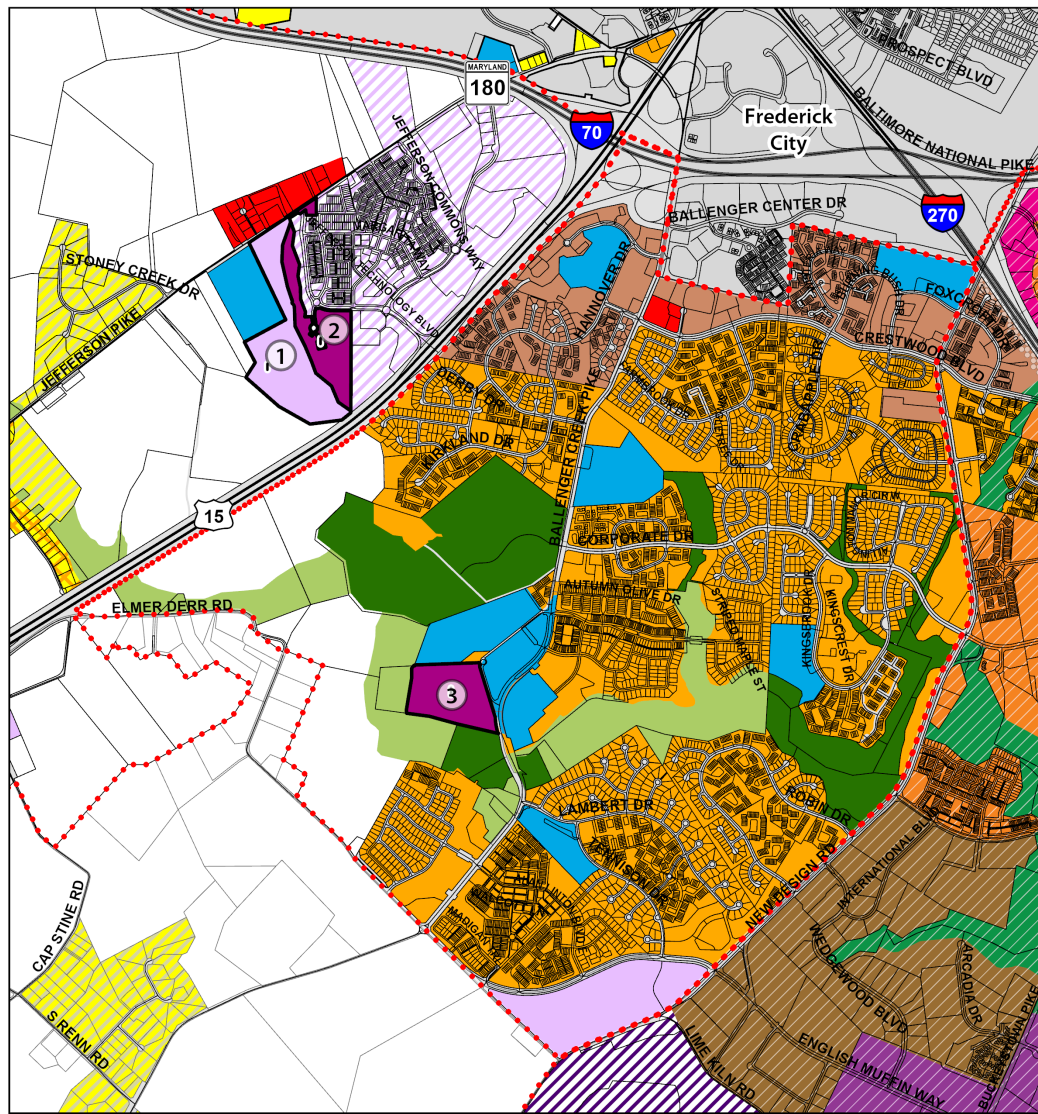
1. Ballenger Creek and Jefferson Pike Employment District
2. Spring Ridge/Bartonsville
3. Linganore
4. Frederick, New Market, Monrovia

**NOTE:** *The next slides are only proposed conditions. Existing conditions maps are included at the back of the presentation (Page 21) for reference as needed.*

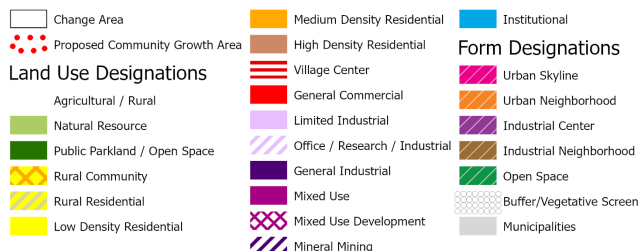
# Proposed Comp. Plan Map: *Ballenger Creek & Jefferson Pike Employment District*

## Housing Element Map 5

- Add 11 properties/279.14 acres to growth area (**Table 1**)
- Change Land Use for 3 properties/49.44 acres already within growth area (**Table 2, Changes 1 through 3**)



### Proposed Land Use Ballenger Creek



Frederick County, Maryland  
September 25, 2025

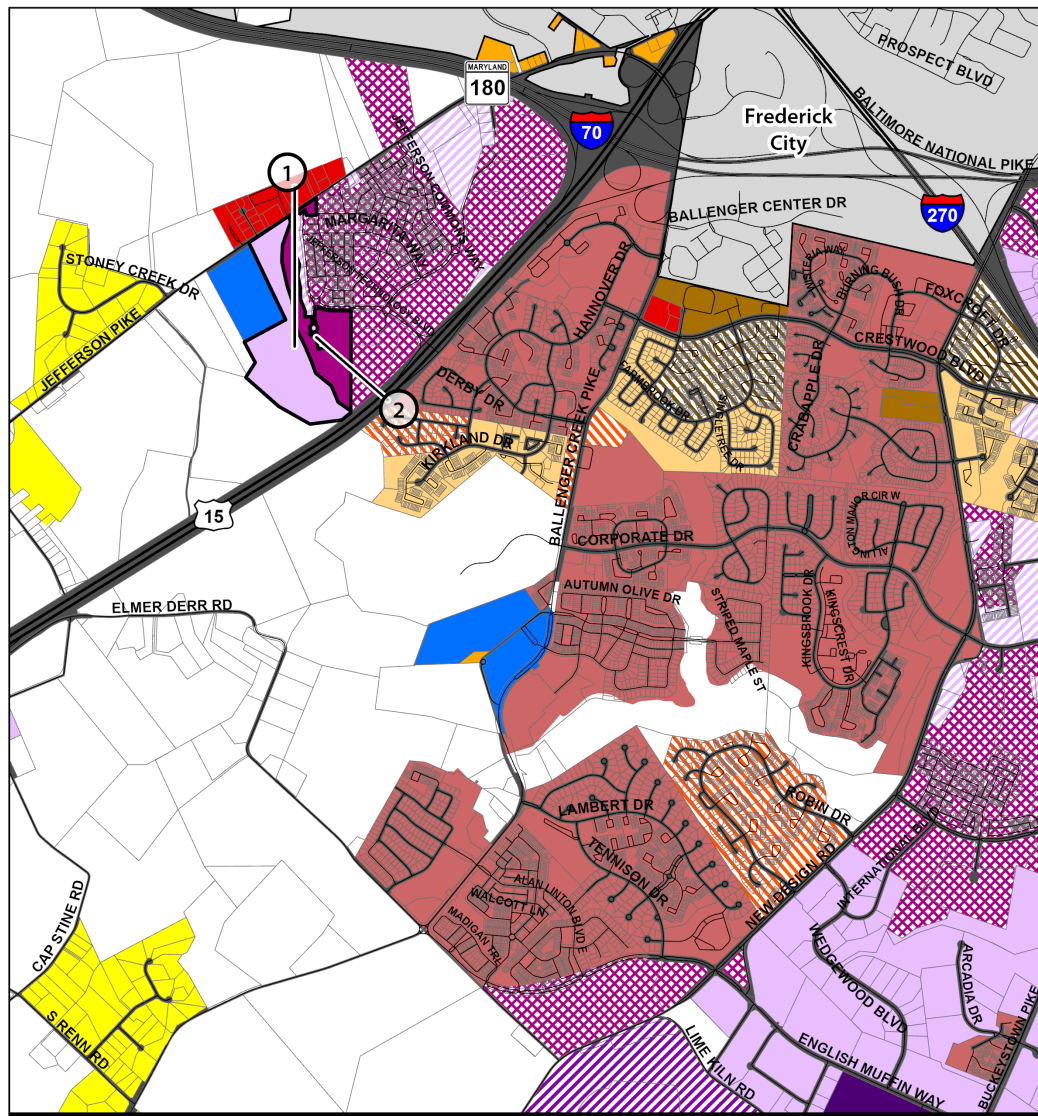
0 0.175 0.35 0.7  
Miles

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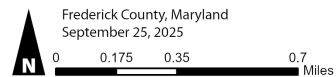
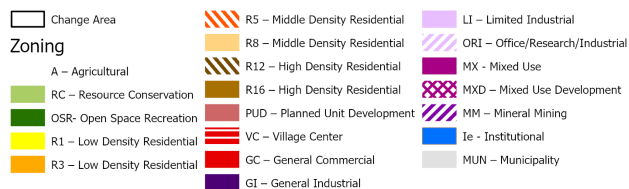
# Proposed Zoning Map: *Ballenger Creek & Jefferson Pike Employment District*

## Housing Element Map 6

- Change Zoning for 2 properties/24.81 acres already within growth area  
(Table 2, Changes 1 and 2)



### Proposed Zoning Ballenger Creek

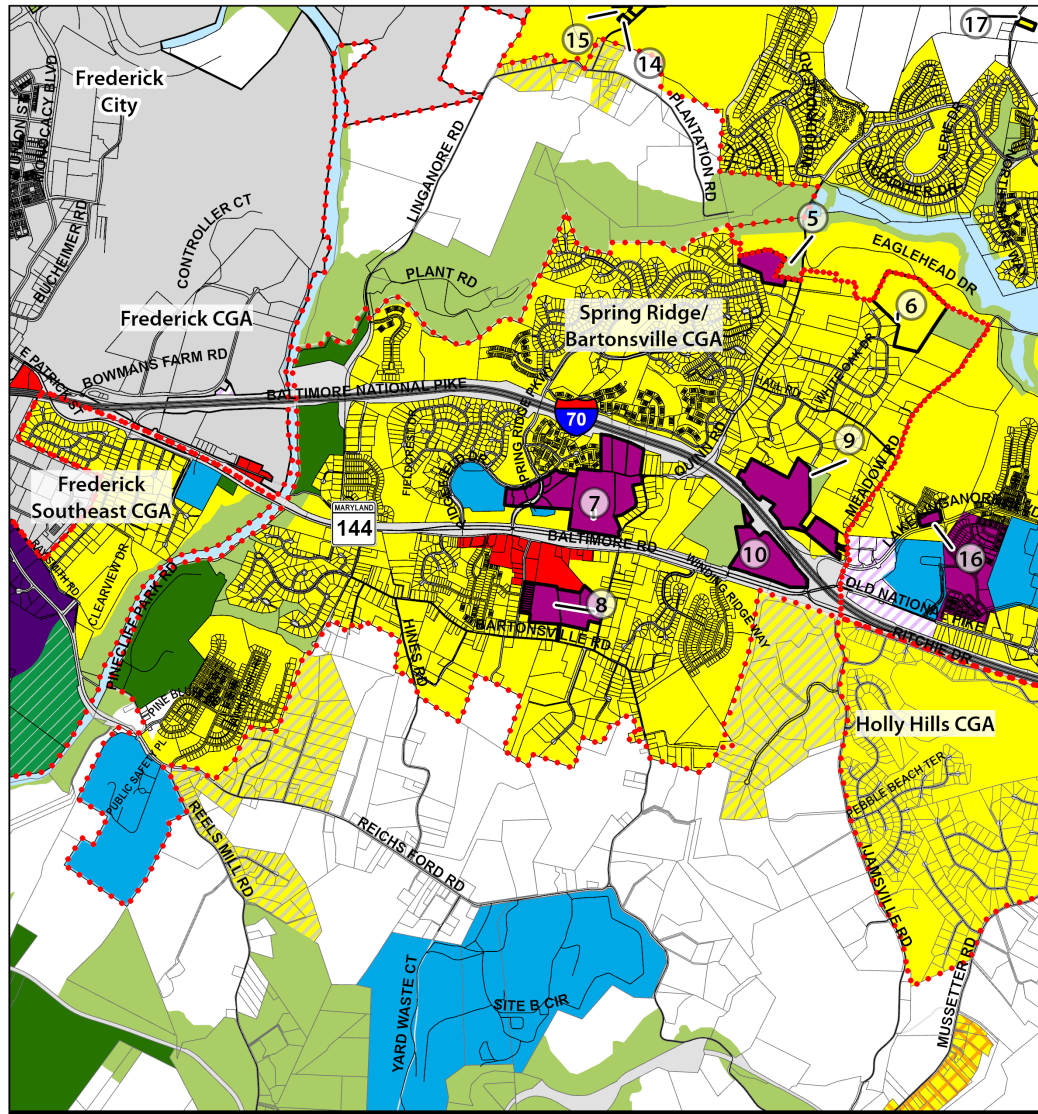


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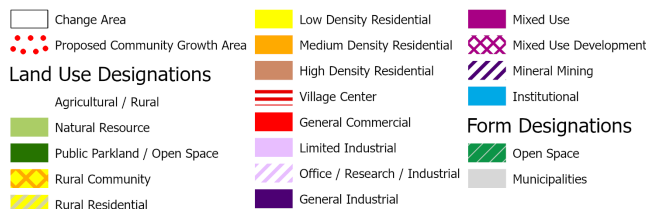
# Proposed Comp. Plan Map: *Spring Ridge/Bartonsville*

## Housing Element Map 7

- No growth area additions
- Change Land Use for 33 properties/207.55 acres already within growth area (**Table 3, Changes 5 through 10**)



### Proposed Land Use Spring Ridge/Bartonsville



Frederick County, Maryland  
September 25, 2025

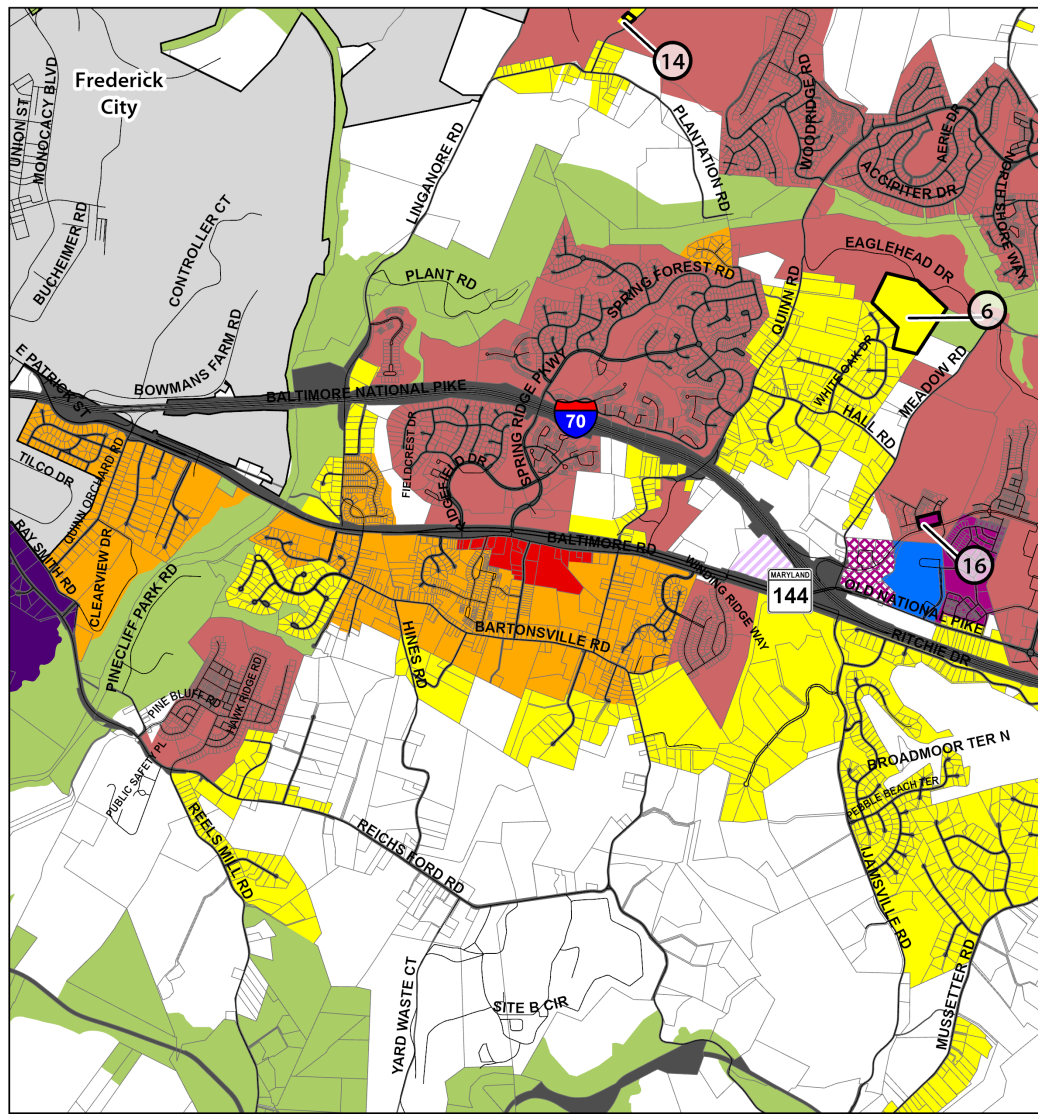
0 0.25 0.5 1  
Miles

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# Proposed Zoning Map: *Spring Ridge/Bartonsville*

## Housing Element Map 8

- Change Zoning for 1 property/34.35 acres already within growth area  
(Table 3, Change 6)



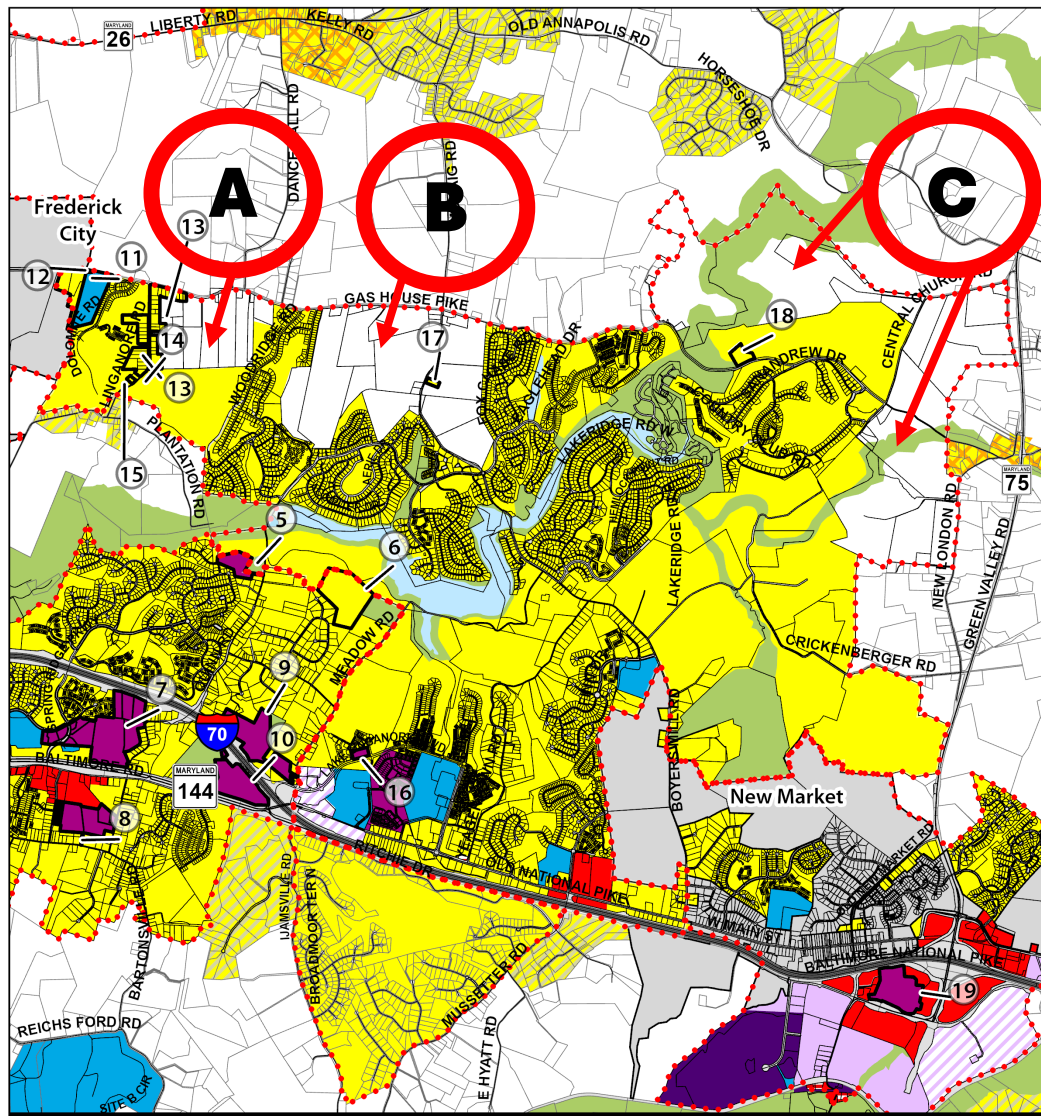
### Proposed Zoning Spring Ridge/Bartonsville



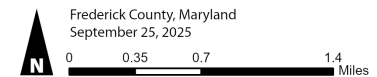
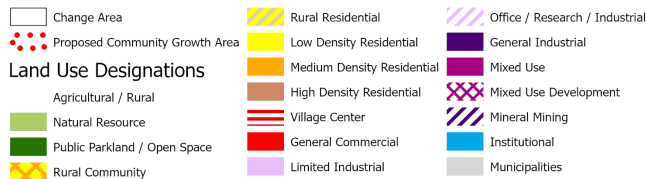
# Proposed Comp. Plan Map: *Linganore*

## Housing Element Map 9

- Adds a total of 112 properties/1,443.90 acres to the growth area
  - No substantial change to land use for 70 properties/1,368.87 acres (**Table 4, LG-A, LG-B, LG-C**)
  - Change Land Use for 42 properties/75.03 acres (**Table 5, Changes 11 through 13 and 17**)
- Change Land Use for 4 properties/8.87 acres already within growth area (**Table 6, Changes 14 through 16 and 18**)



Proposed Land Use  
Linganore

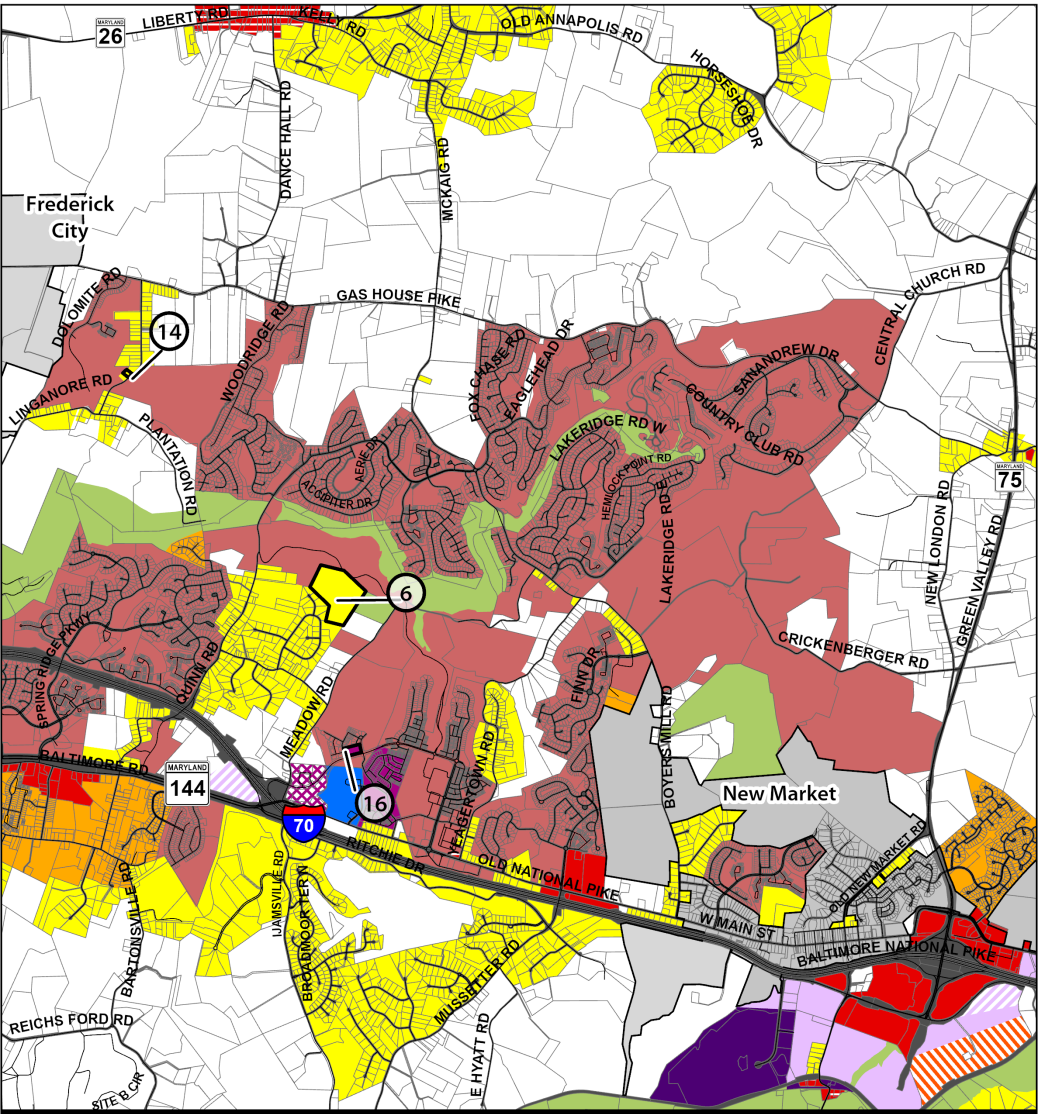


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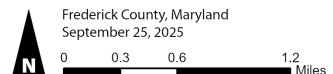
# Proposed Zoning Map: *Linganore*

## Housing Element Map 10

- Change Zoning for 2 properties/3.14 acres already within growth area (Table 6, Changes 14 and 16)



### Proposed Zoning Linganore



Frederick County, Maryland  
September 25, 2025

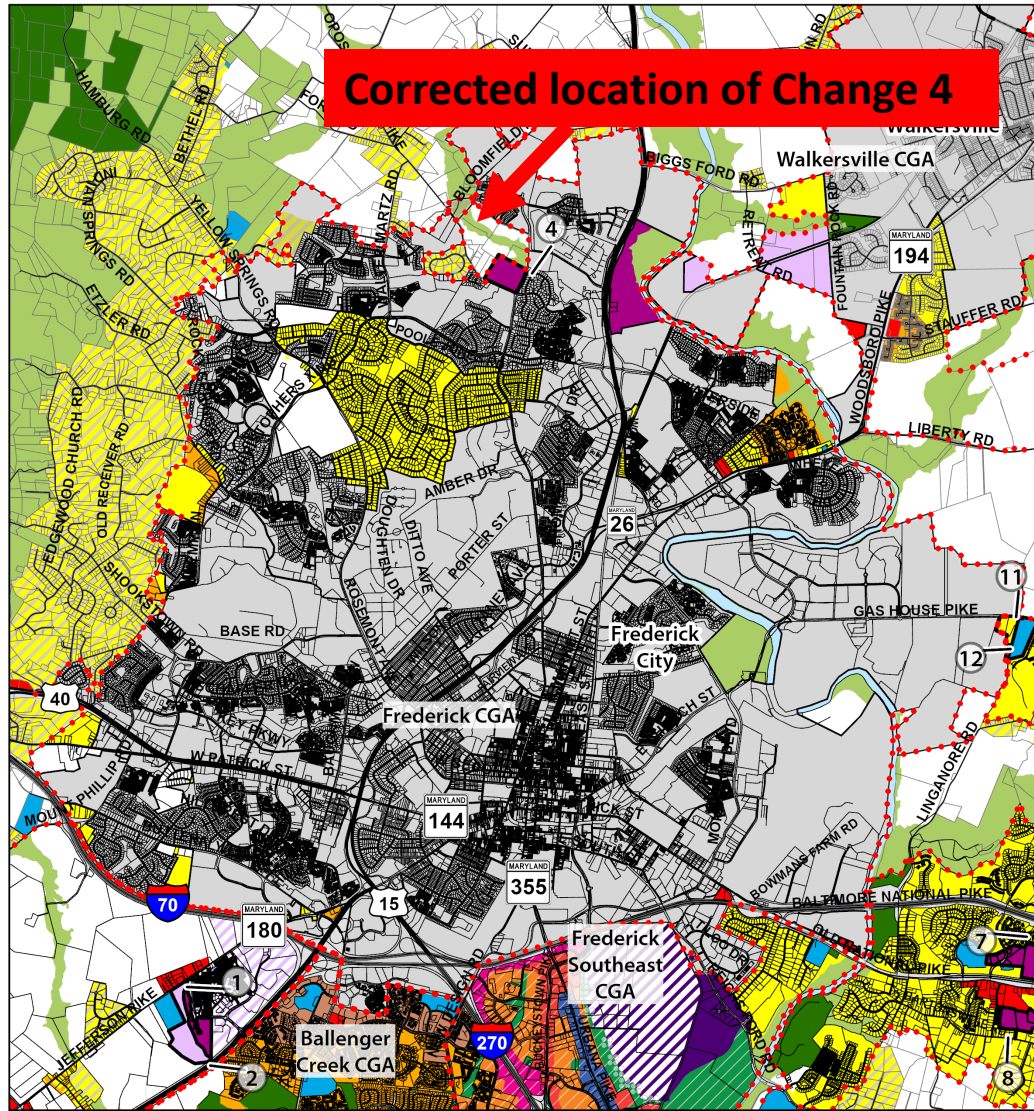
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Change Area	R5 – Middle Density Residential	LI – Limited Industrial
<b>Zoning</b>	R8 – Middle Density Residential	ORI – Office/Research/Industrial
A – Agricultural	R12 – High Density Residential	MX – Mixed Use
RC – Resource Conservation	R16 – High Density Residential	MXD – Mixed Use Development
OSR- Open Space Recreation	PUD – Planned Unit Development	MM – Mineral Mining
R1 – Low Density Residential	VC – Village Center	Ie – Institutional
R3 – Low Density Residential	GC – General Commercial	MUN – Municipality
	GI – General Industrial	

# Proposed Comp. Plan Map: *Frederick*

## Housing Element Map 11

- *Reflects Investing in Workers and Workplaces Recommendation to:*
  - Add 1 property/19.65 acres to the growth area and change Ag Land Use (**Table 7, Change 4**)



## Proposed Land Use Frederick



Frederick County, Maryland  
September 25, 2025

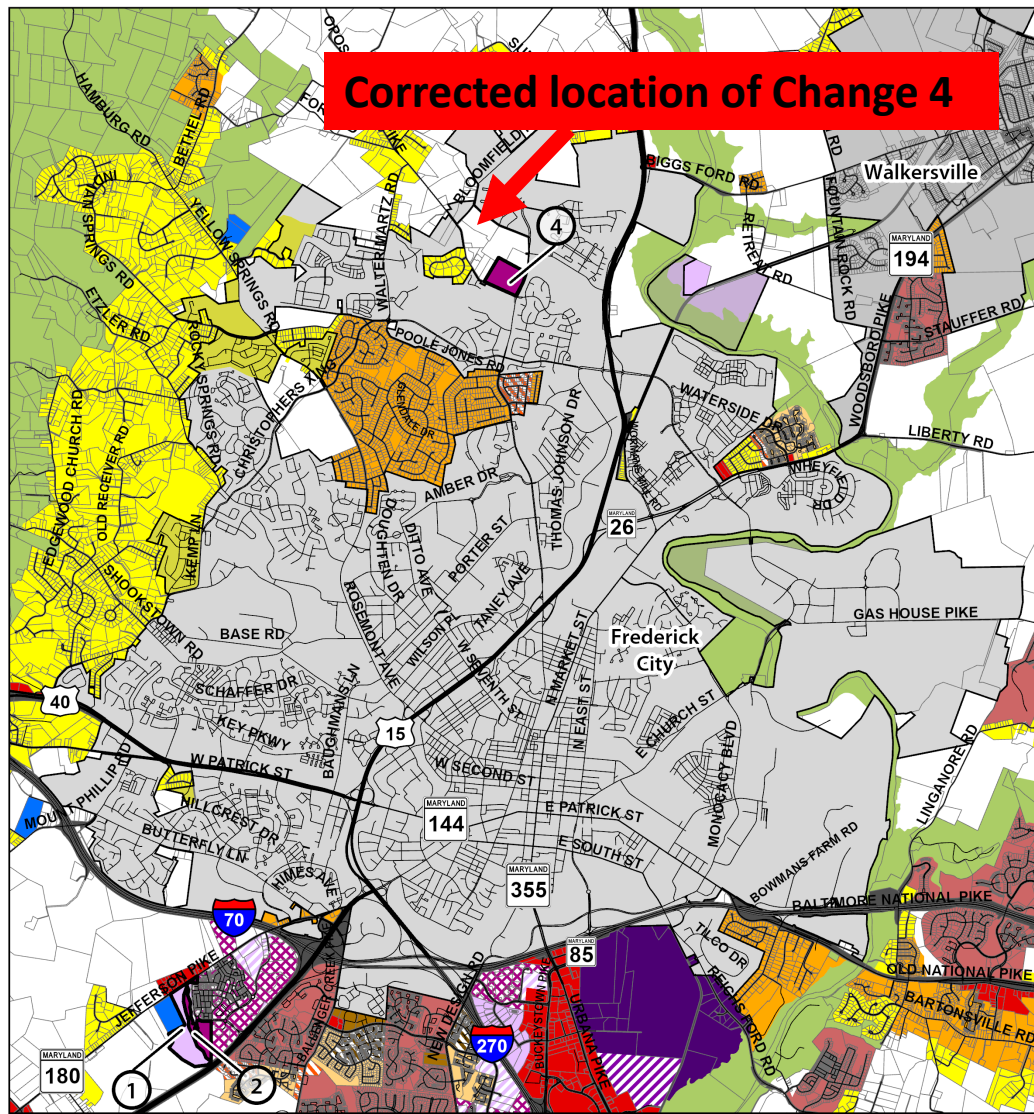
0 0.5 1 2 Miles

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# Proposed Zoning Map: *Frederick*

## Housing Element Map 12

- Change Zoning for 1 property/19.65 acres to be added to the growth area (Table 7, Change 4)



### Proposed Zoning

#### Frederick

Frederick County, Maryland  
September 25, 2025

0 0.425 0.85 1.7 Miles

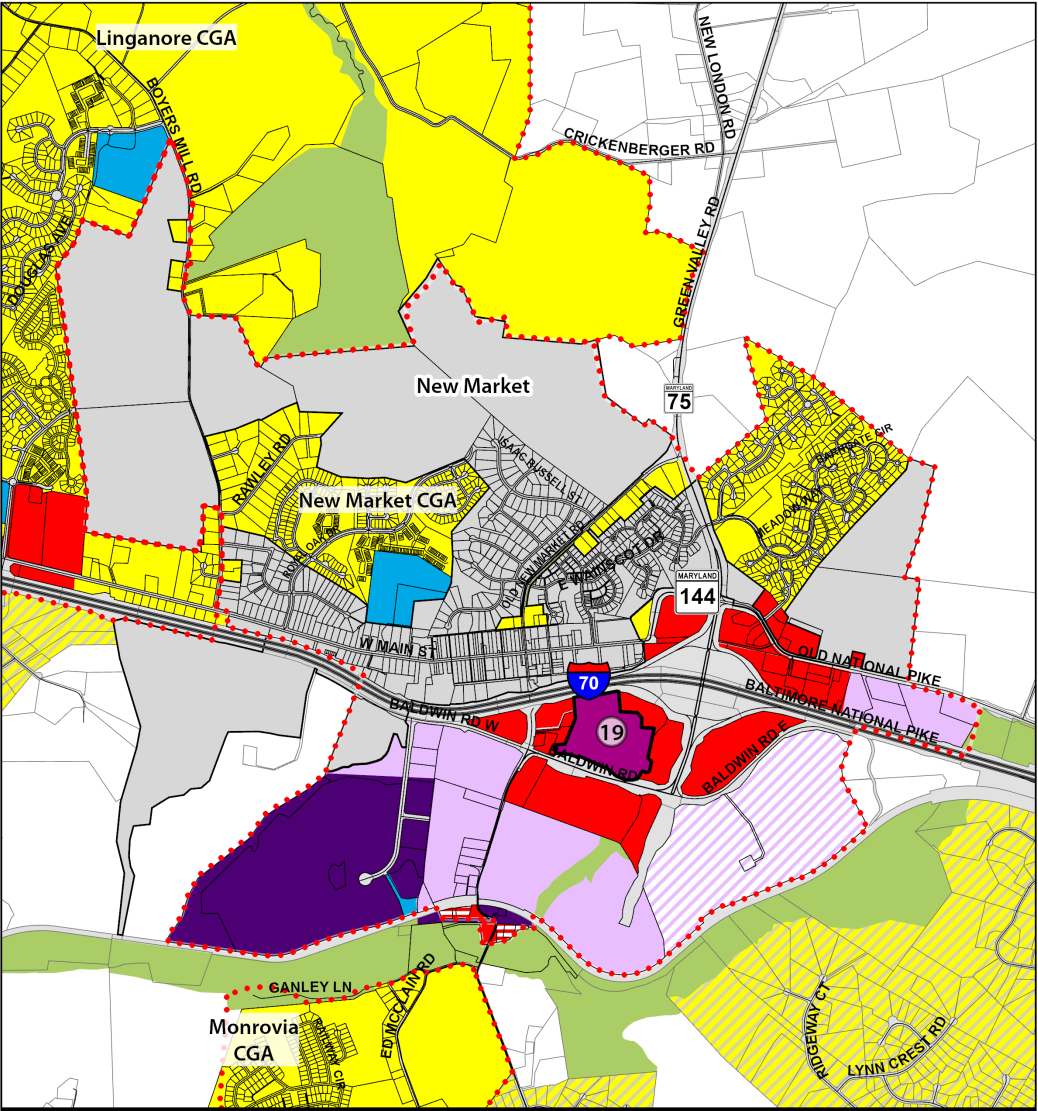
Change Area	R5 - Middle Density Residential	LI - Limited Industrial
Zoning	R8 - Middle Density Residential	ORI - Office/Research/Industrial
A - Agricultural	R12 - High Density Residential	MX - Mixed Use
RC - Resource Conservation	R16 - High Density Residential	MXD - Mixed Use Development
OSR - Open Space Recreation	PUD - Planned Unit Development	MM - Mineral Mining
R1 - Low Density Residential	VC - Village Center	Ie - Institutional
R3 - Low Density Residential	GC - General Commercial	MUN - Municipality
	GI - General Industrial	

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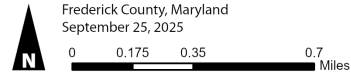
# Proposed Comp. Plan Map: *New Market*

## Housing Element Map 13

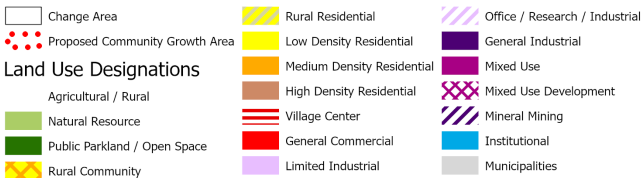
- Change Land Use for 1 property/28.54 acres already within the growth area  
(Table 7, Change 19)



### Proposed Land Use New Market



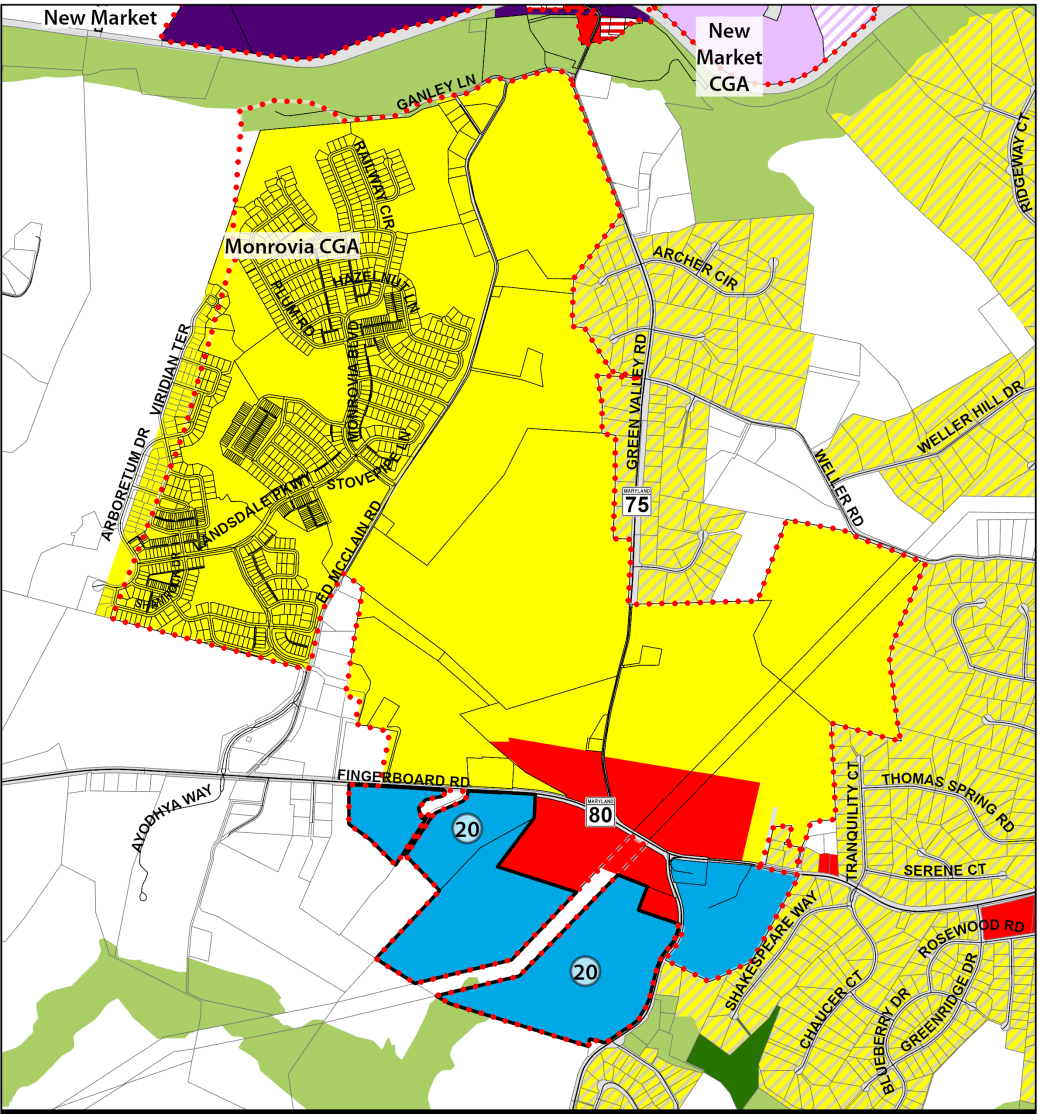
Frederick County, Maryland  
September 25, 2025  
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# Proposed Comp. Plan Map: *Monrovia*

## Housing Element Map 14

- Add 2 properties/130.99 acres to the growth area and changes Land Use (Table 7, Change 20)



### Proposed Land Use Monrovia

Frederick County, Maryland  
September 25, 2025

0 0.125 0.25 0.5 Miles

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Change Area	Rural Residential	Office / Research / Industrial
Proposed Community Growth Area	Low Density Residential	General Industrial
<b>Land Use Designations</b>	Medium Density Residential	Mixed Use
<b>Agricultural / Rural</b>	High Density Residential	Mixed Use Development
Natural Resource	Village Center	Mineral Mining
Public Parkland / Open Space	General Commercial	Institutional
Rural Community	Limited Industrial	Municipalities

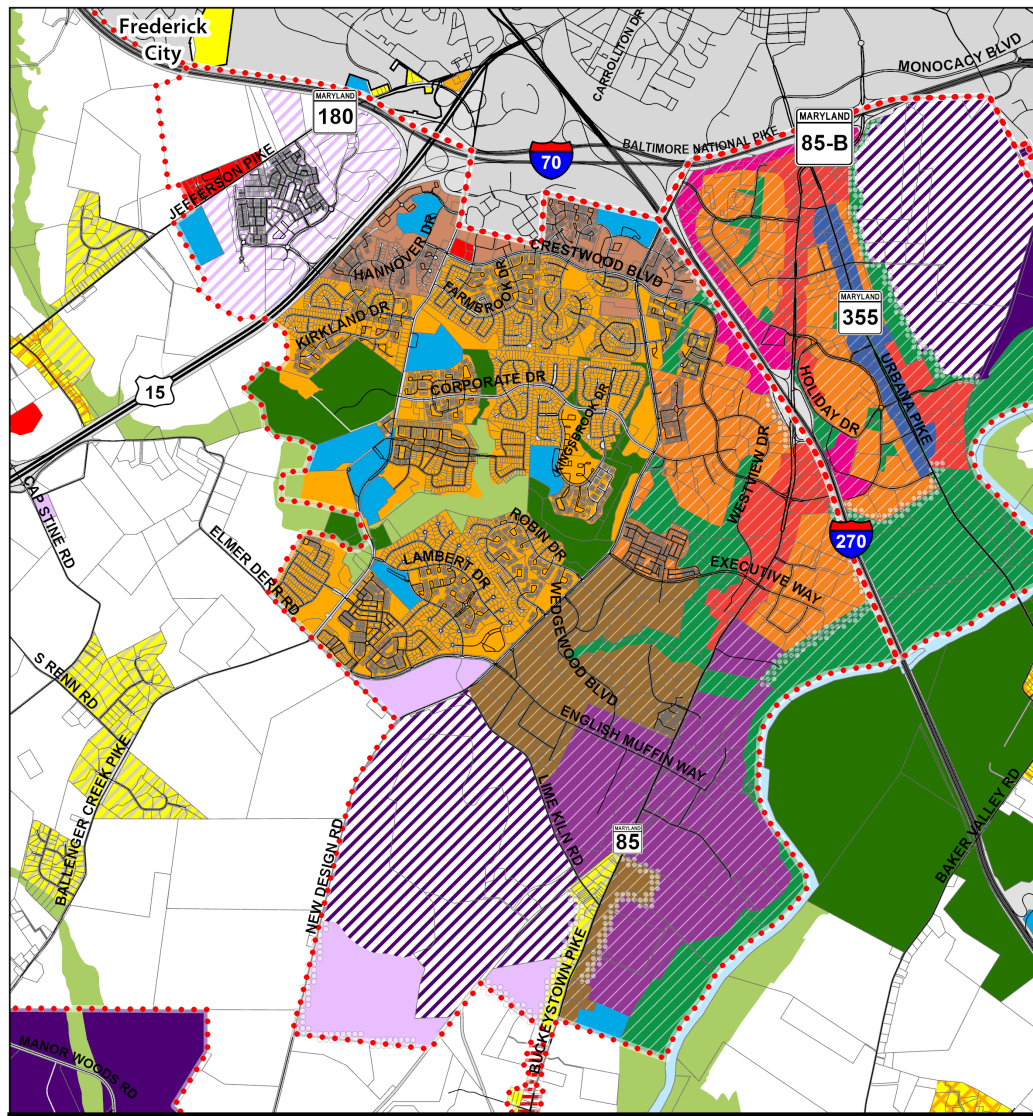
Growth Area	Properties Added to GA	Acres Added to GA	Land Use Change Acres	Zoning Change Acres
<b>Ballenger Creek</b> Tables 1 & 2	11	279.14	49.44	24.81
<b>Spring Ridge/Bartonsville</b> Table 3	0	0	207.55	34.35
<b>Linganore</b> Tables 4, 5, 6	112	1,443.90	83.90	3.14
<b>Frederick</b> Table 7	0	0	0	19.65
<b>New Market</b> Table 7	0	0	28.54	0
<b>Monrovia</b> Table 7	2	130.99	130.99	0
<b>TOTAL</b>	<b>125</b>	<b>1,854.03</b>	<b>500.42</b>	<b>81.95</b>

	<u>Land Use</u>			<u>Zoning</u>	
Growth Area	MX	LDR	Institutional	MX	R-1
<b>Ballenger Creek</b> Tables 1 & 2	49.44	0	0	24.81	0
<b>Spring Ridge/Bartonsville</b> Table 3	173.20	34.35	0	0	34.35
<b>Linganore</b> Tables 4, 5, 6	2.47	59.54	21.89	2.47	0.67
<b>Frederick</b> Table 7	0	0	0	19.65	0
<b>New Market</b> Table 7	28.54	0	0	0	0
<b>Monrovia</b> Table 7	0	0	130.99	0	0
<b>TOTAL</b>	<b>253.65</b>	<b>93.89</b>	<b>152.88</b>	<b>46.93</b>	<b>35.02</b>

# Additional Reference Material

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*EXISTING CONDITIONS BY GROWTH AREA  
COMP. PLAN (LEFT) AND ZONING (RIGHT)*



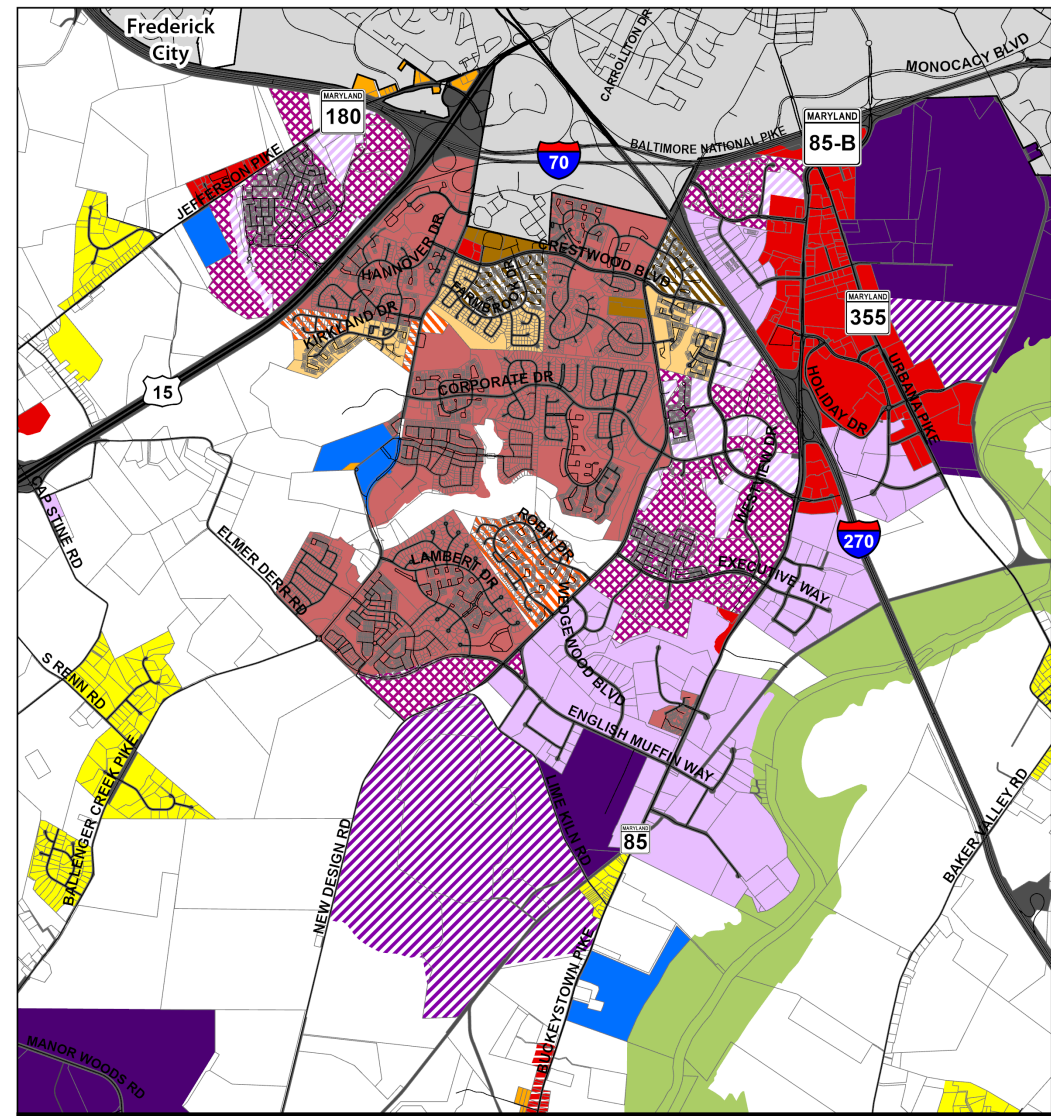
## Current Land Use Ballenger Creek

Frederick County, Maryland  
September 25, 2025

0 0.275 0.55 1.1 Miles

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- Community Growth Area**
- Land Use Designations**
- Agricultural / Rural
  - Natural Resource
  - Public Parkland / Open Space
  - Rural Community
  - Rural Residential
  - Low Density Residential
  - Medium Density Residential
- Form Designations**
- High Density Residential
  - Village Center
  - General Commercial
  - Limited Industrial
  - Office / Research / Industrial
  - General Industrial
  - Mineral Mining
  - Institutional
  - Urban Skyline
  - Urban Corridor/Center
  - Cultural Corridor
  - Urban Neighborhood
  - Industrial Center
  - Industrial Neighborhood
  - Open Space
  - Buffer/Vegetative Screen



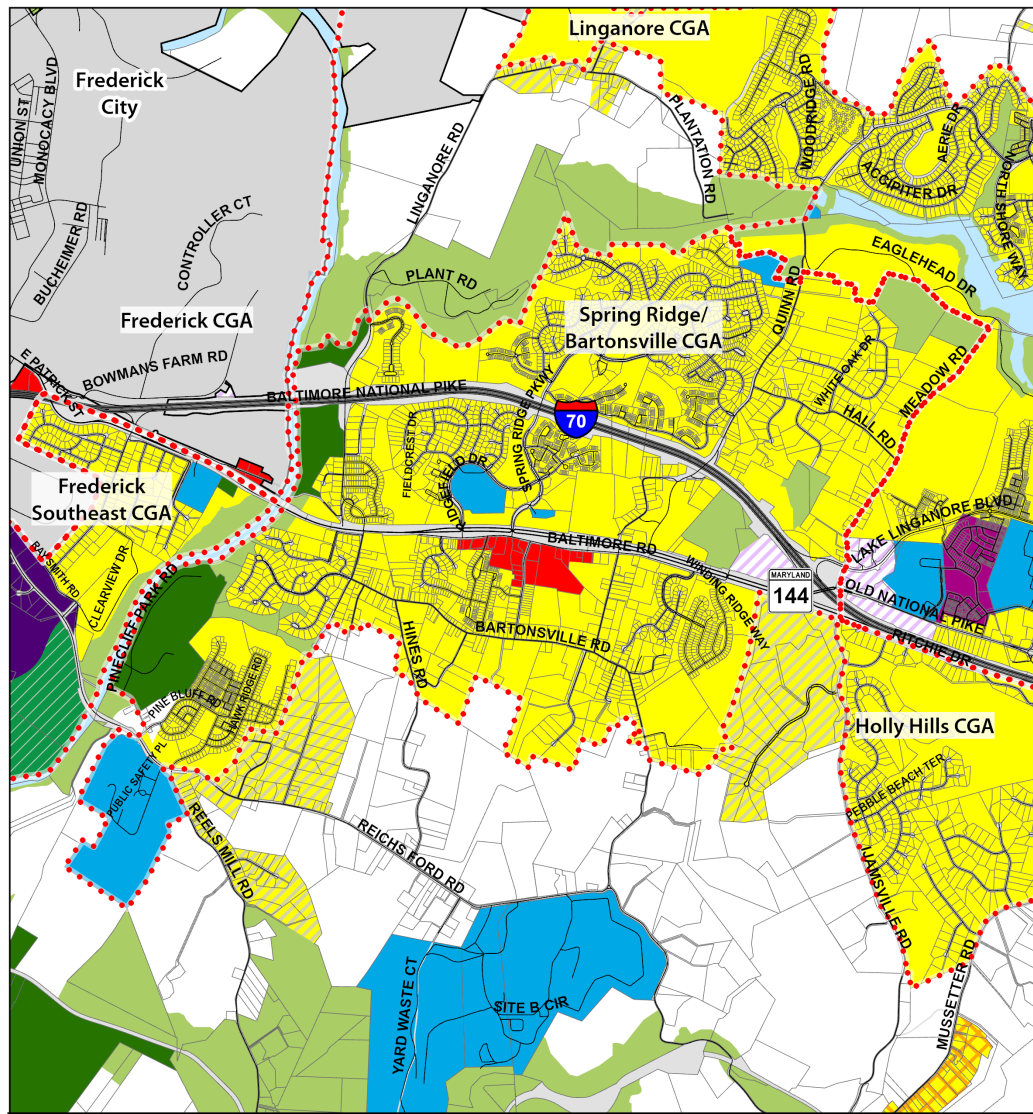
## Current Zoning Ballenger Creek

Frederick County, Maryland  
September 25, 2025

0 0.275 0.55 1.1 Miles

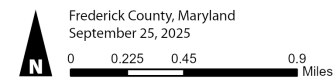
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- Zoning**
- A - Agricultural
  - RC - Resource Conservation
  - OSR - Open Space Recreation
  - R1 - Low Density Residential
  - R3 - Low Density Residential
  - R5 - Middle Density Residential
  - R8 - Middle Density Residential
  - R12 - High Density Residential
  - R16 - High Mixed Use
  - PUD - Planned Unit Development
  - VC - Village Center
  - GC - General Commercial
  - GI - General Industrial
  - LI - Limited Industrial
  - ORI - Office/Research/Industrial
  - MX - Mixed Use
  - MXD - Mixed Use Development
  - MM - Mineral Mining
  - Ie - Institutional
  - MUN - Municipality

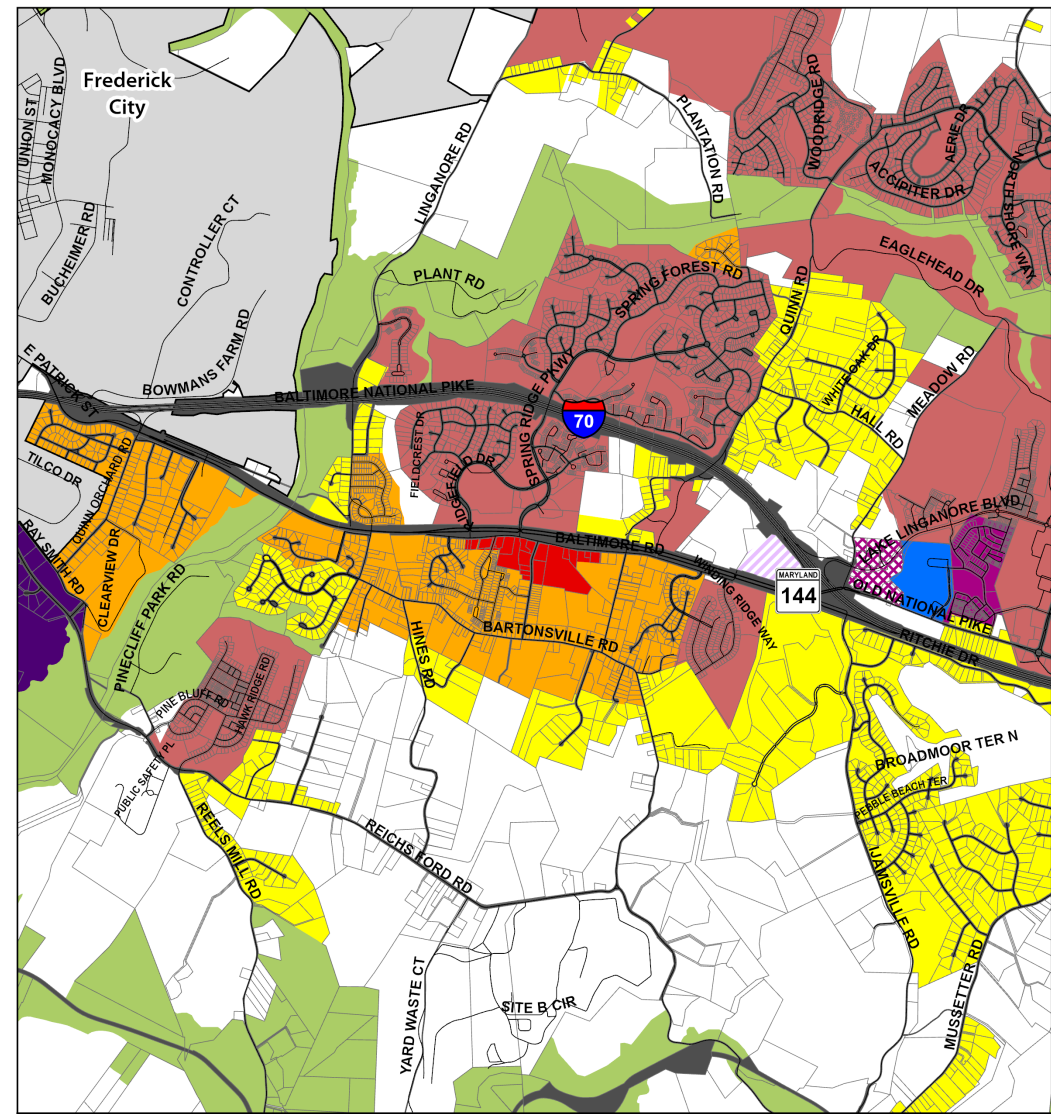


## Current Land Use Spring Ridge/Bartonsville

- ..... Community Growth Area  
**Land Use Designations**  
 Agricultural / Rural  
 Natural Resource  
 Public Parkland / Open Space  
 Rural Community  
 Rural Residential  
 Low Density Residential  
 Medium Density Residential  
 General Commercial  
 Office / Research / Industrial  
 General Industrial  
 Mixed Use  
 Institutional  
**Form Designations**  
 Open Space

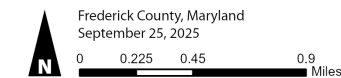


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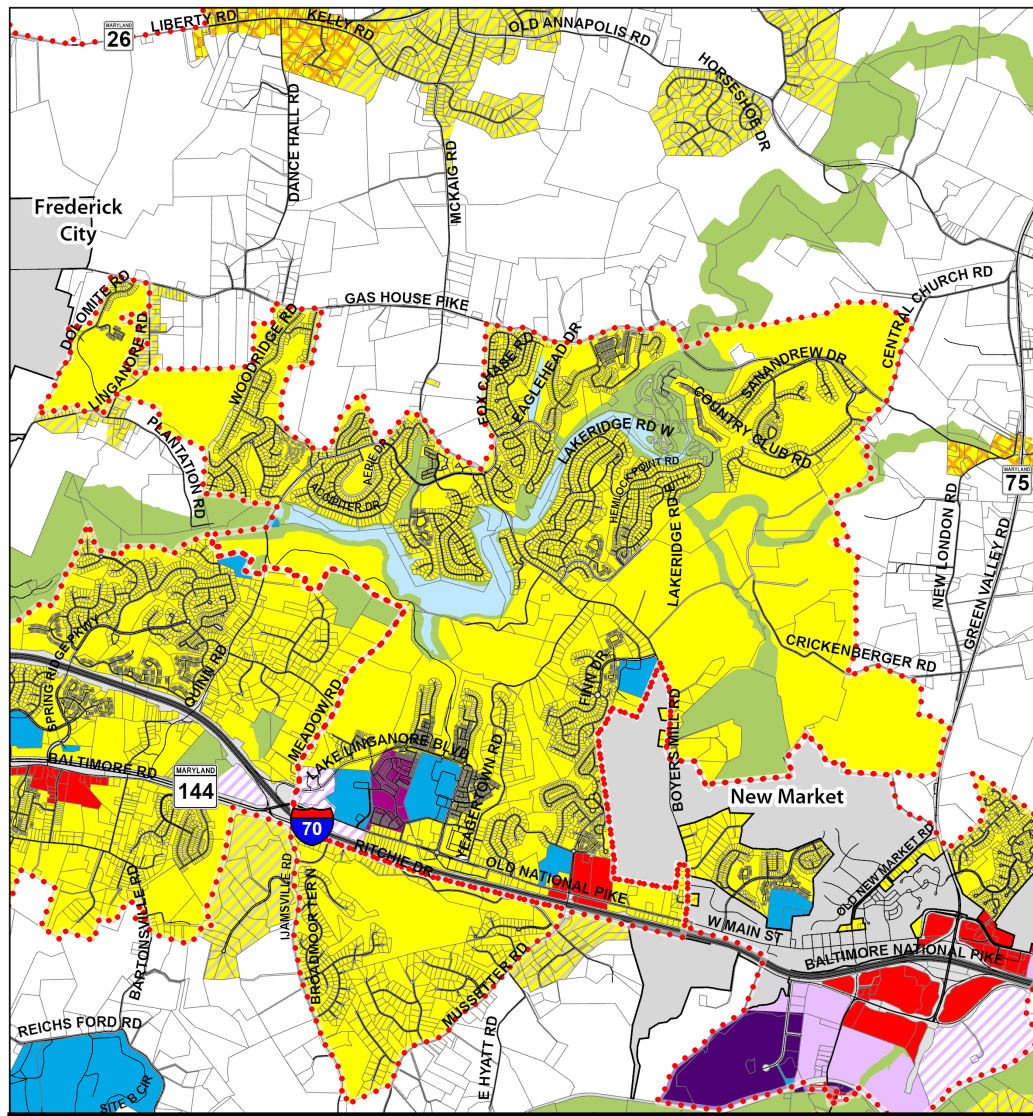


## Current Zoning Spring Ridge/Bartonsville

- Zoning**  
 A - Agricultural  
 RC - Resource Conservation  
 OSR - Open Space Recreation  
 R1 - Low Density Residential  
 R3 - Low Density Residential  
 R5 - Middle Density Residential  
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 LI - Limited Industrial  
 ORI - Office/Research/Industrial  
 MX - Mixed Use  
 MXD - Mixed Use Development  
 MM - Mineral Mining  
 Ie - Institutional  
 MUN - Municipality

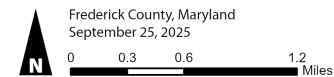


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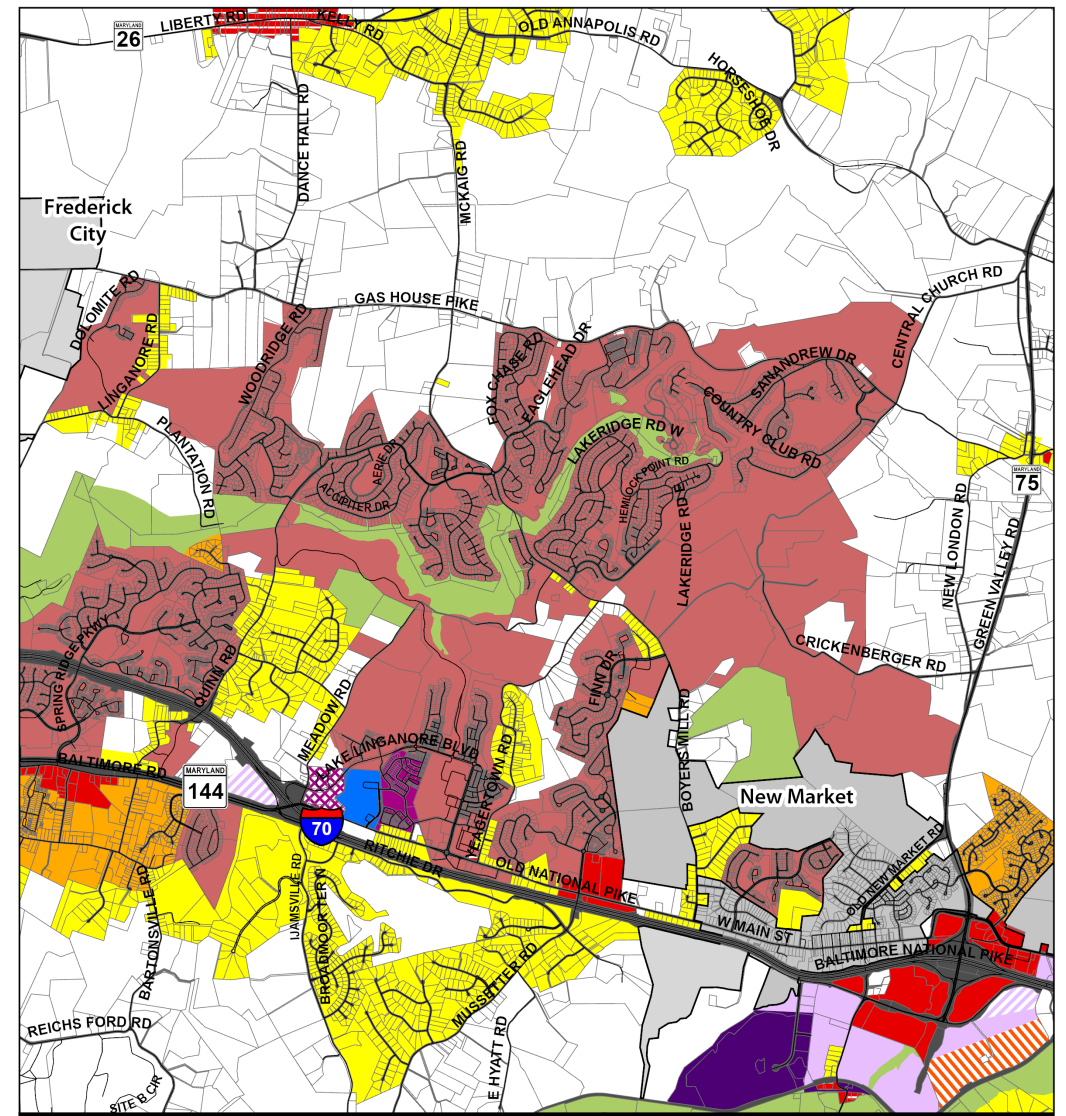


## Current Land Use Linganore

- Land Use Designations**
- Community Growth Area
  - Agricultural / Rural
  - Natural Resource
  - Rural Community
  - Rural Residential
  - Low Density Residential
  - Medium Density Residential
  - Village Center
  - General Commercial
  - Limited Industrial
  - Office / Research / Industrial
  - General Industrial
  - Mixed Use
  - Institutional

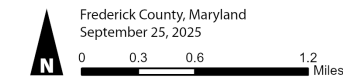


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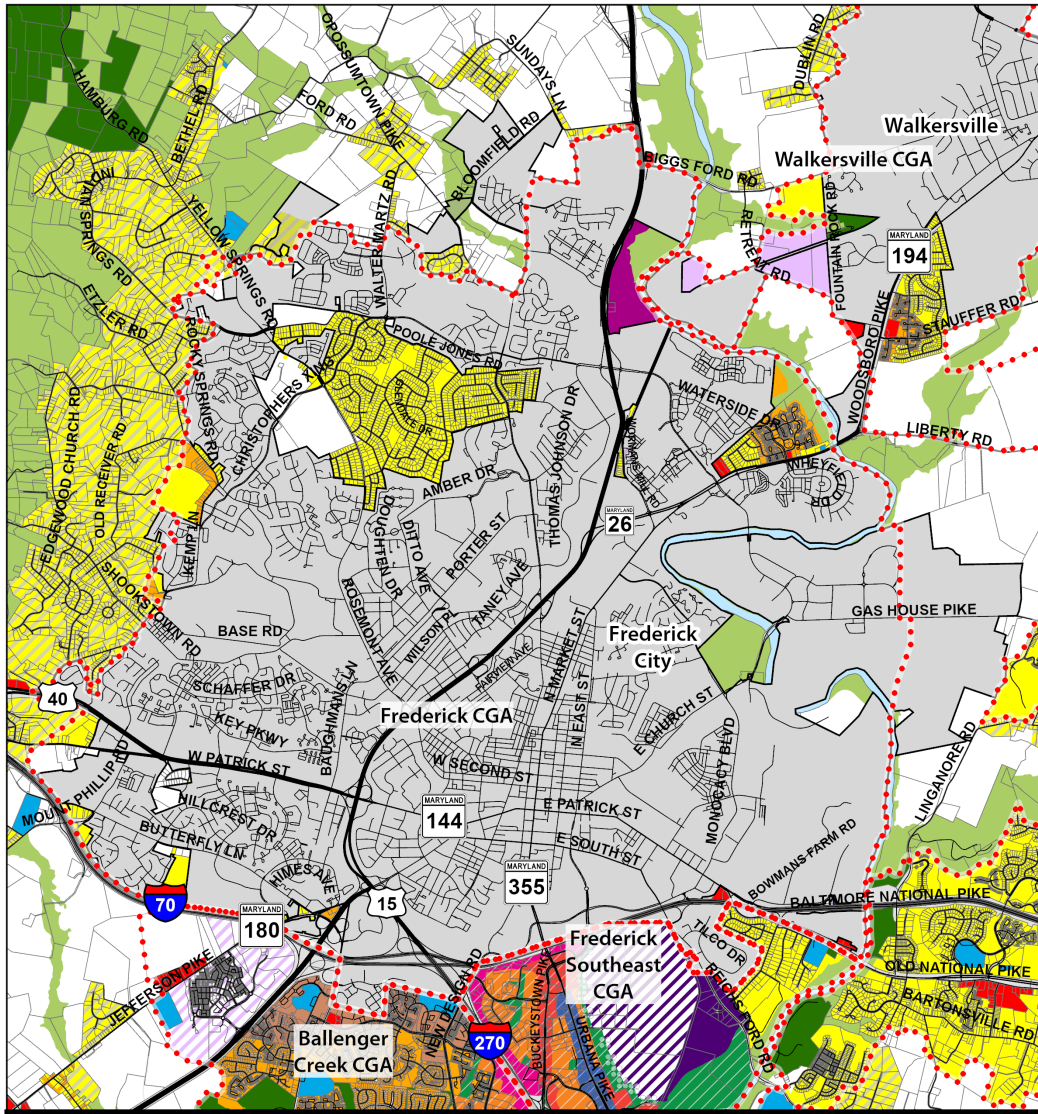


## Current Zoning Linganore

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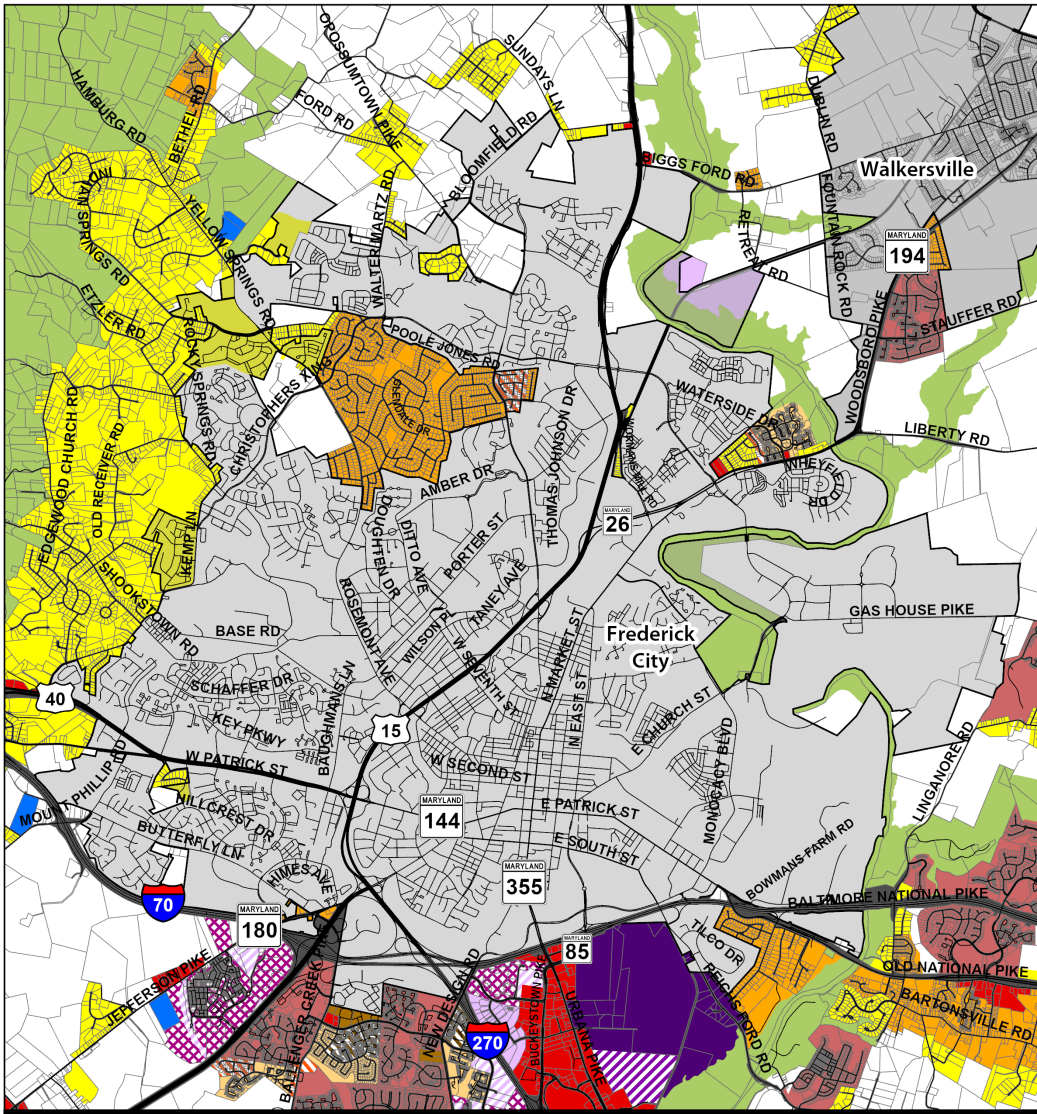
## Current Land Use Frederick

Frederick County, Maryland  
September 25, 2025

0 0.425 0.85 1.7 Miles

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  - Rural Residential
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  - Mixed Use
  - Mineral Mining
  - Institutional
  - Urban Skyline
  - Urban Corridor/Center
  - Urban Neighborhood
  - Open Space
  - Buffer/Vegetative Screen



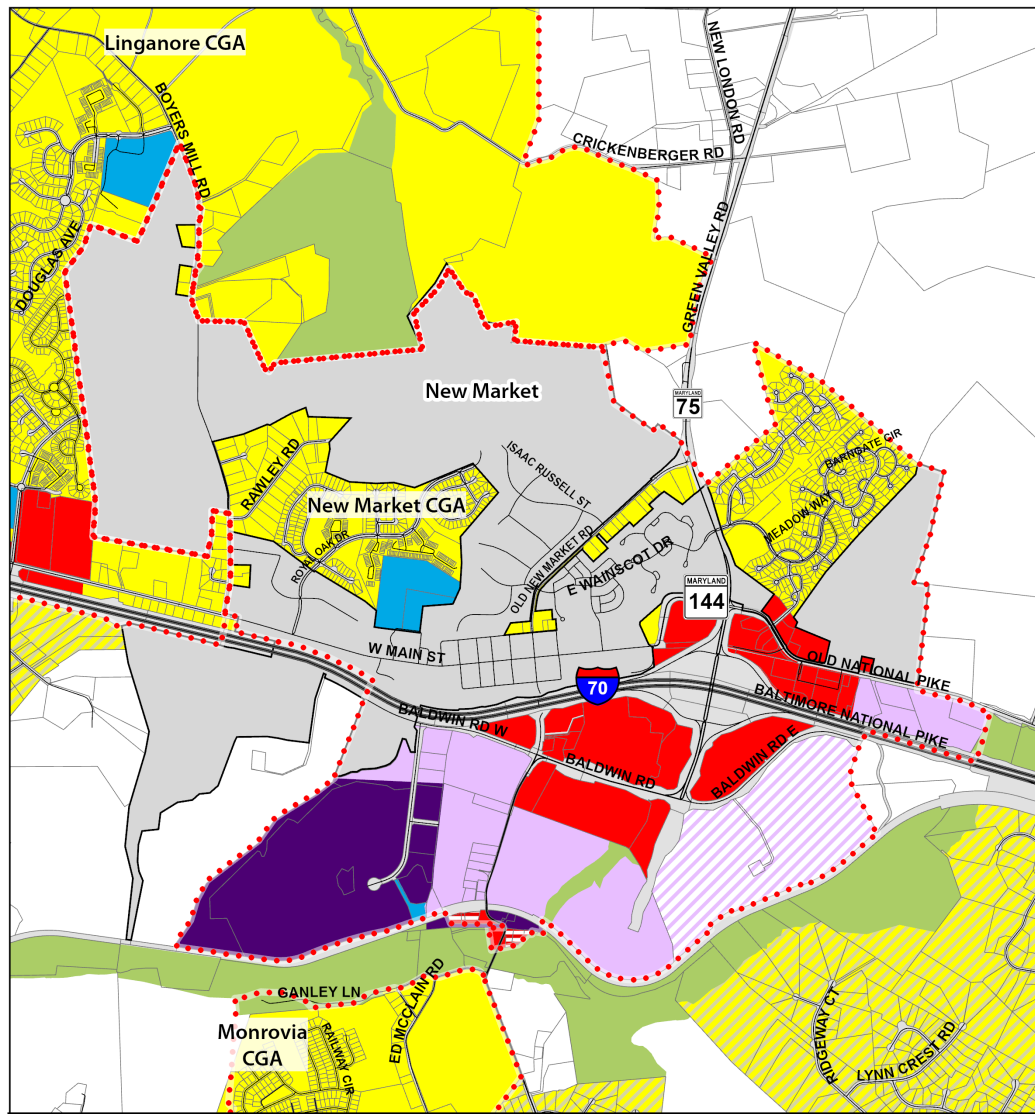
## Current Zoning Frederick

Frederick County, Maryland  
September 25, 2025

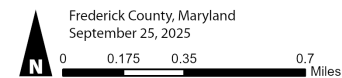
0 0.425 0.85 1.7 Miles

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  - Ie - Institutional
  - MUN - Municipality

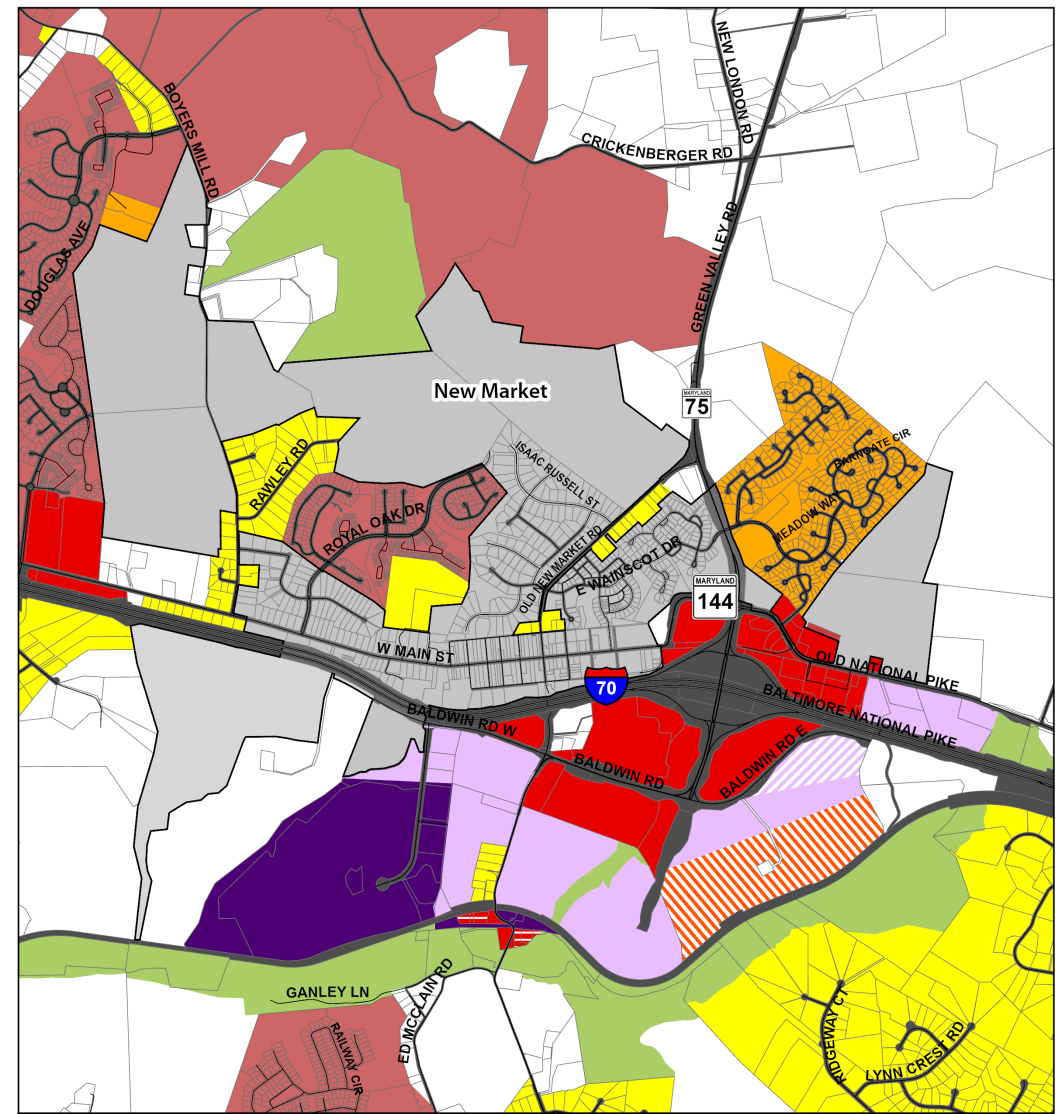


## Current Land Use New Market

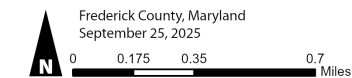


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- |                              |                                |
|------------------------------|--------------------------------|
| Community Growth Area        | Village Center                 |
| <b>Land Use Designations</b> | General Commercial             |
| Agricultural / Rural         | Limited Industrial             |
| Natural Resource             | Office / Research / Industrial |
| Rural Residential            | General Industrial             |
| Low Density Residential      | Institutional                  |

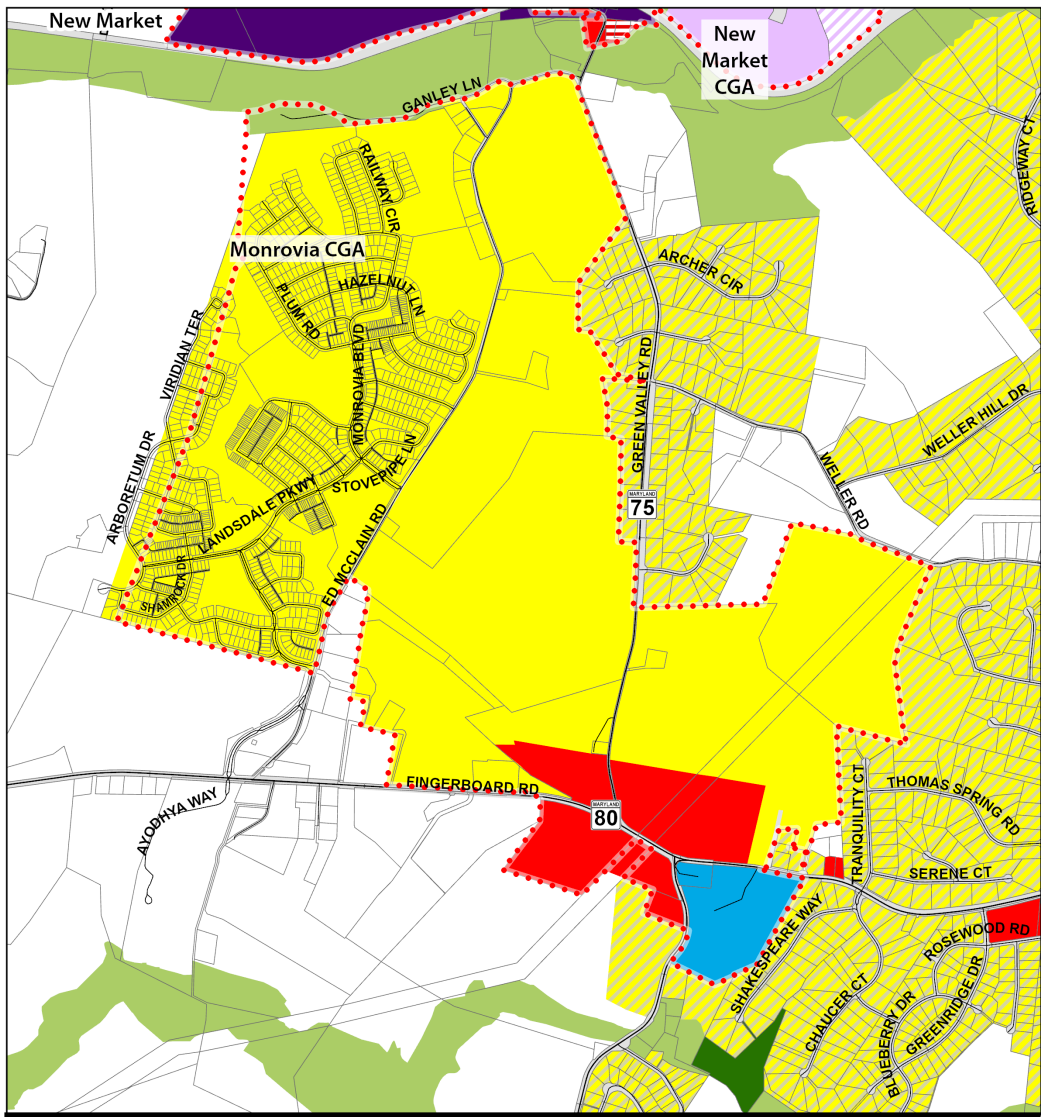


## Current Zoning New Market

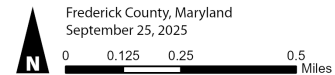


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- |                                |                                  |                         |
|--------------------------------|----------------------------------|-------------------------|
| <b>Zoning</b>                  | R8 - Middle Density Residential  | LI - Limited Industrial |
| R12 - High Density Residential | ORI - Office/Research/Industrial |                         |
| R16 - High Density Residential | MX - Mixed Use                   |                         |
| PUD - Planned Unit Development | MXD - Mixed Use Development      |                         |
| VC - Village Center            | MM - Mineral Mining              |                         |
| GC - General Commercial        | Ie - Institutional               |                         |
| GI - General Industrial        | MUN - Municipality               |                         |



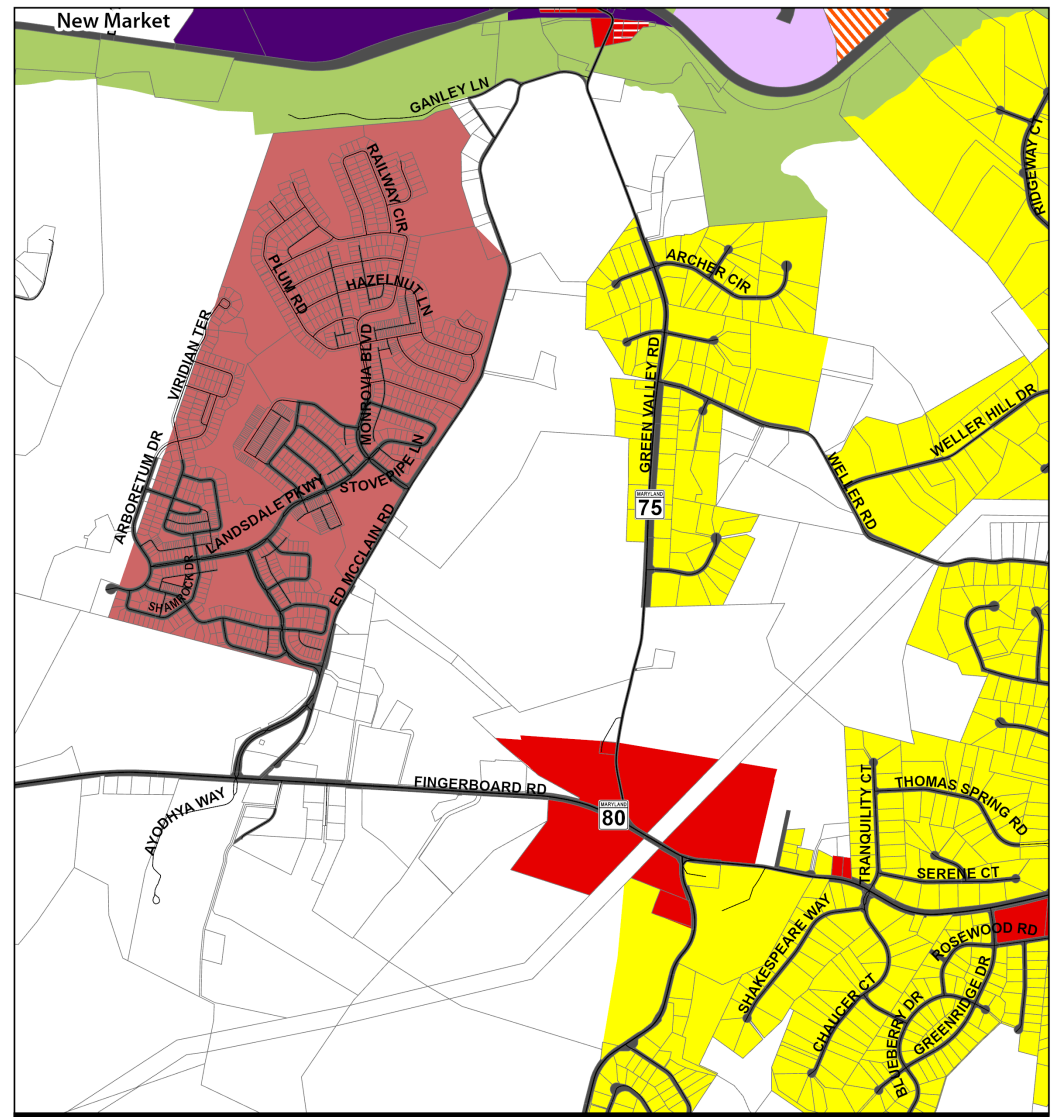
## Current Land Use Monrovia



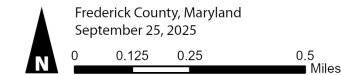
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis. MAPID-570, Printed 9/23/2025

## Land Use Designations

- ⋯ Community Growth Area
- Low Density Residential
- Village Center
- General Commercial
- Limited Industrial
- Office / Research / Industrial
- General Industrial
- Institutional
- Agricultural / Rural
- Natural Resource
- Public Parkland / Open Space
- Rural Residential



## Current Zoning Monrovia



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- | Zoning   |  |
|--|--|
| <span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> A - Agricultural  | <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R8 - Middle Density Residential   |
| <span style="background-color: mediumgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> RC - Resource Conservation   | <span style="background: repeating-linear-gradient(45deg, brown, brown 2px, transparent 2px, transparent 4px); border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R12 - High Density Residential      |
| <span style="background-color: darkgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> OSR - Open Space Recreation  | <span style="background-color: darkbrown; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R16 - High Density Residential   |
| <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R1 - Low Density Residential  | <span style="background: repeating-linear-gradient(-45deg, red, red 2px, transparent 2px, transparent 4px); border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> PUD - Planned Unit Development         |
| <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R3 - Low Density Residential  | <span style="background-color: red; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> VC - Village Center  |
| <span style="background: repeating-linear-gradient(45deg, orange, orange 2px, transparent 2px, transparent 4px); border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R5 - Middle Density Residential | <span style="background-color: red; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> GC - General Commercial  |
|  | <span style="background-color: darkpurple; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> GI - General Industrial   |
|  | <span style="background-color: lightpurple; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> LI - Limited Industrial  |
|  | <span style="background: repeating-linear-gradient(-45deg, purple, purple 2px, transparent 2px, transparent 4px); border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> ORI - Office/Research/Industrial |
|  | <span style="background-color: purple; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> MX - Mixed Use  |
|  | <span style="background: repeating-linear-gradient(45deg, purple, purple 2px, transparent 2px, transparent 4px); border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> MXD - Mixed Use Development       |
|  | <span style="background: repeating-linear-gradient(45deg, blue, blue 2px, transparent 2px, transparent 4px); border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> MM - Mineral Mining                   |
|  | <span style="background-color: blue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Ie - Institutional  |
|  | <span style="background-color: grey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> MUN - Municipality  |