

Bill No. 16-02

Concerning: Special Exception Uses in connection with  
Historic Structures and Sites

Revised: \_\_\_\_\_ Draft No. \_\_\_\_\_

Introduced: January 12, 2016

Expires: \_\_\_\_\_

Enacted: \_\_\_\_\_

Executive: \_\_\_\_\_

Effective: \_\_\_\_\_

Frederick County Code, Chapter 19, Section(s) \_\_\_\_\_  
1-19-8.600 and 1-19-11.100

## COUNTY COUNCIL FOR FREDERICK COUNTY, MARYLAND

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By: Council Members Jessica Fitzwater (Primary Sponsor) and Jerry Donald (Co-Sponsor)

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**AN ACT** to: Provide definitions for certain special exception uses permitted in connection with a historic structure or site; to delete “group home use” as an allowed use; and delete “the National Register of Historic Places and the Maryland Register of Historic Places” for listing of a historic structure or site.

By amending:

Frederick County Code, Chapter 19, Section(s) 1-19-8.600 and 1-19-11.100

Other:

**Boldface**

Underlining

[Single boldface brackets]

Double underlining

[[Double boldface brackets]]

\* \* \*

*Heading or defined term.*

*Added to existing law by original bill.*

*Deleted from existing law by original bill.*

*Added by amendment.*

*Deleted from existing law or the bill by amendment.*

*Existing law unaffected by bill.*

Bill No. 16-02

The County Council of Frederick County, Maryland, finds it necessary and appropriate to amend Frederick County Code Section 1-19-8.600 by removing the reference to certain uses permitted as special exception uses in connection with an historic structure site and to provide definitions for those certain special exception uses, to delete “group home use” as an allowable use in connection with an historic structure or site, and to identify the historic listing for which a special exception approval can be granted.

NOW, THEREFORE, BE IT IN ENACTED, that the Frederick County Code be, and it is hereby, amended as shown on the attached Exhibit 1.

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Harold F. (Bud) Otis, President  
County Council of Frederick County,  
Maryland

Amend §1-19-8.600 as follows:

**§ 1-19-8.600. HISTORIC STRUCTURES OR SITES.**

The Board of Appeals may grant a special exception in any zoning district, for the conversion of an existing historic structure or site into a restaurant, inn, antique shop, museum, information center, business or professional office, [group home use], or a facility for functions [such as seminars, festivals, cultural or social events, or other similar activities of historic interest], provided that off-street parking requirements of this chapter are met. Such conversion shall not result in any substantial external alteration of the appearance of the historic structure or site. Historic structure or site as used in this section only means a structure or site listed on or eligible for [the National Register of Historic Places, the Maryland Register of Historic Places or] the Frederick County Register of Historic Places. All requests for special exception under this section shall be referred to the Frederick County Historic Preservation Commission for determination of eligibility for placement on the Frederick County Register of Historic Places, and for review and comment. Before the special exception can take effect, the historic structure or site must be listed on the Frederick County Register of Historic Places.

Amend §1-19-11.100 to add new definitions, as follows:

**§ 1-19-11.100. DEFINITIONS.**

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**INFORMATION CENTER.** A structure or site that makes available information relating to the history, culture, development and/or social amenities of Frederick County.

**FACILITY FOR FUNCTIONS.** A structure or site used to host events and functions such as weddings, corporate retreats, seminars, festivals, cultural or social events or activities of historic interest.

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Underling indicates entirely new matter added to existing law by original bill.  
[Single boldface brackets] indicates deleting from existing law by original bill.  
\*\*\*indicates existing law unaffected by bill.

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