



Bill No. 25-14

Concerning: Amendment to Chapter 1-19 (Zoning Ordinance) to Update the Land Use Table.

Introduced: December 2, 2025

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

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

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

Expires: March 2, 2026

Frederick County Code, Chapter 1-19

Section(s) 5.310, 7.500, 8.355, 8.358, 8.430, 10.500.7, 11.100

## COUNTY COUNCIL FOR FREDERICK COUNTY, MARYLAND

By: Council President Brad W. Young on behalf of County Executive Jessica Fitzwater

**AN ACT** to: Amend Chapter 1-19 of the Zoning Ordinance to Update the Land Use Table to consolidate similar land uses, remove individually listed uses that fall under other established uses, and add new land uses to the use table.

Date Council Approved: \_\_\_\_\_ Date Transmitted to Executive: \_\_\_\_\_

Executive: \_\_\_\_\_ Date Received: \_\_\_\_\_

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Vetoed: \_\_\_\_\_ Date: \_\_\_\_\_

Date returned to Council by County Executive with no action: \_\_\_\_\_

By amending:

Frederick County Code, 1-19 Section(s) 5.310, 7.500, 8.355, 8.358, 8.430, 10.500.7, 11.100

Other: \_\_\_\_\_

**Boldface**

Underlining

[Single boldface brackets]

\*\*\*

*Heading or defined term.*

*Added to existing law.*

*Deleted from existing law.*

*Existing law- unaffected by bill.*

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The County Council of Frederick County, Maryland finds it necessary and appropriate to amend the Frederick County Code to update the land use table consolidating similar land uses, removing individually listed uses that fall under other established uses, and adding new land uses to the use table.

NOW, THEREFORE, BE IT ENACTED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND, that the Frederick County Code be, and it is hereby, amended as shown on the attached Exhibit 1.

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Brad W. Young, President  
County Council of Frederick County,  
Maryland

## § 1-19-5.310. USE TABLE.

(A) *Permitted uses and required development review.*

P Principal permitted use subject to design regulations

PS Principal permitted use subject to site development plan approval. See §§ [1-19-2.160](#), and [1-19-3.300](#) through [1-19-3.300.4](#)E Principal permitted use as a special exception with site development plan approval. See §§ [1-19-8.320](#) and followingT Permitted as temporary use as a special exception. See § [1-19-8.300](#)X Permitted as temporary use only. See § [1-19-8.700](#)

SW Solid Waste Floating Zone

A blank indicates that the use is not permitted under any situation

<i>Uses</i>	<i>Zoning Districts</i>													
<i>Natural Resources Uses</i>														
<i>Uses</i>	<u>RC</u>	<u>A</u>	<u>R1</u>	<u>R3</u>	<u>R5</u>	<u>R8</u>	<u>R12</u>	<u>R16</u>	<u>VC</u>	<u>MX</u>	<u>GC</u>	<u>ORI</u>	<u>LI</u>	<u>GI</u>
***														
<i>Residential Uses</i>														
<i>Uses</i>	<u>RC</u>	<u>A</u>	<u>R1</u>	<u>R3</u>	<u>R5</u>	<u>R8</u>	<u>R12</u>	<u>R16</u>	<u>VC</u>	<u>MX</u>	<u>GC</u>	<u>ORI</u>	<u>LI</u>	<u>GI</u>
***														
<i>Temporary Housing</i>														
<i>Uses</i>	<u>RC</u>	<u>A</u>	<u>R1</u>	<u>R3</u>	<u>R5</u>	<u>R8</u>	<u>R12</u>	<u>R16</u>	<u>VC</u>	<u>MX</u>	<u>GC</u>	<u>ORI</u>	<u>LI</u>	<u>GI</u>
***														
<i>Commercial Uses – Retail</i>														
<i>Uses</i>	<u>RC</u>	<u>A</u>	<u>R1</u>	<u>R3</u>	<u>R5</u>	<u>R8</u>	<u>R12</u>	<u>R16</u>	<u>VC</u>	<u>MX</u>	<u>GC</u>	<u>ORI</u>	<u>LI</u>	<u>GI</u>
Antique, artisan and craft shops									PS	PS	PS		PS	

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[Apparel store]							[PS]	[PS]	[PS]		
[Appliance sales and service]							[PS]	[PS]	[PS]		
Auction house							PS		PS		PS
Food stores							PS	PS	PS		
Boats, sales and service									PS		PS
[Book and magazine]							[PS]	[PS]	[PS]		
[Camera]							[PS]	[PS]	[PS]		
Cannabis dispensary							PS	PS	PS		
Convenience stores							PS	PS	PS		PS
[Department store or variety store]							[PS]	[PS]	[PS]		
Farm equipment sales or service ****	E						PS		PS		PS
Feed and grain mill	E									PS	PS
[Florist]							[PS]	[PS]	[PS]		
Furniture repair							PS	PS	PS		PS
Shopping center							PS		PS		
Gift/souvenir							PS	PS	PS		
Hardware/garden center							PS	PS	PS		
[Hobby shop]							[PS]	[PS]	[PS]		
[Horse tack and saddlery shop]							[PS]	[PS]	[PS]		
[Household furnishing]							[PS]	[PS]	[PS]		
[Jewelry]							[PS]	[PS]	[PS]		
Lumber yard									PS		PS

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Mobile home sales											PS		PS	PS
[Music and record shops]									[PS]	[PS]	[PS]			
[Office equipment]									[PS]	[PS]	[PS]			
[Paint store]									[PS]	[PS]	[PS]			
[Pet store]									[PS]	[PS]	[PS]			
[Pet training/day care/grooming facility]									[PS]	[PS]	[PS]			
Pharmacy									PS	PS	PS			
<u>Retail</u>									PS	PS	PS			
[Radio and TV sales and service]									[PS]	[PS]	[PS]			
[Shoe store]									[PS]	[PS]	[PS]			
[Sporting goods]									[PS]	[PS]	[PS]			
Stone monument sales									PS	PS	PS		PS	PS
Tobacco store									PS	PS	PS			
[Toy store]									[PS]	[PS]	[PS]			
Liquor store									PS	PS	PS			

**Commercial Business and Personal Services**

<u>Uses</u>	<u>RC</u>	<u>A</u>	<u>R1</u>	<u>R3</u>	<u>R5</u>	<u>R8</u>	<u>R12</u>	<u>R16</u>	<u>VC</u>	<u>MX</u>	<u>GC</u>	<u>ORI</u>	<u>LI</u>	<u>GI</u>
[Advertising agency]									[PS]	[PS]	[PS]			
Bank or savings and loan									PS	PS	PS	PS		
Bodywork									PS	PS	PS			
Broadcasting studio									PS	PS	PS	PS	PS	PS

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Communication towers**	E	E								PS	PS	PS	PS
Barber and beauty shops									PS	PS	PS		
Bus depot										PS		PS	PS
[Carpentry, electrical, plumbing, welding, printing, upholstering]									[PS]	[PS]	[PS]		[PS]
[Contractors, fencing, pool and siding]										[PS]		[PS]	[PS]
<u>Construction Trades</u>									PS	PS	PS		PS
Commercial school or education program									PS	PS	PS	PS	
Dance or music studio									PS	PS	PS		
Dry cleaning and laundromat ****									PS	PS	PS		
Funeral home									PS	PS			
Limited landscape contractor	PS												
Landscape contractor	E									PS		PS	PS
Limited landscape contractor parking and storage	PS												
Medical clinic									PS	PS	PS	PS	PS
Office business									PS	PS	PS	PS	PS
Office professional					E	E	E	E	PS	PS	PS	PS	
[Pawn shop]											[PS]		
Photography studio ****									PS	PS	PS		PS
Restaurant									PS	PS	PS	PS	PS
Satellite simulcast betting facility										PS		PS	PS

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Country inn	E	E												
Facility for functions	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Woodworking		PS							PS	PS	PS		PS	PS
<u>Pet training/day care/grooming facility</u>									<u>PS</u>	<u>PS</u>	<u>PS</u>			

***Wholesaling and Processing***

<u>Uses</u>	<u>RC</u>	<u>A</u>	<u>R1</u>	<u>R3</u>	<u>R5</u>	<u>R8</u>	<u>R12</u>	<u>R16</u>	<u>VC</u>	<u>MX</u>	<u>GC</u>	<u>ORI</u>	<u>LI</u>	<u>GI</u>
Agricultural products processing	E	E									PS		PS	PS
Bottling plant											PS		PS	PS
Contractors [.] office, equipment and material storage yard													<u>PS</u>	PS
Carpet or rug cleaning ****											PS		PS	PS
[Contractors office and storage]													[PS]	
Petroleum products storage ****													PS	PS
Laboratory research, experimental or testing											PS	PS	PS	PS
Industrial laundry and dry cleaning ****													PS	PS
Self-storage units											PS		PS	PS
Stone monument processing											PS		PS	PS
Wholesaling and/or warehouse											PS		PS	PS
Yard storage														PS

***Automobile and Related Services***

<u>Uses</u>	<u>RC</u>	<u>A</u>	<u>R1</u>	<u>R3</u>	<u>R5</u>	<u>R8</u>	<u>R12</u>	<u>R16</u>	<u>VC</u>	<u>MX</u>	<u>GC</u>	<u>ORI</u>	<u>LI</u>	<u>GI</u>
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Part sales and installation									PS	PS	PS		PS	
Automobile filling and service station ****									PS	PS	PS		PS	PS
Carwash									PS		PS		PS	
Automobile repair or service shop ****									E	E	PS		PS	PS
Automobile [S]sales and service center ****											PS		PS	PS
Salvage yard ****														PS
School bus parking	E	E							E		PS		PS	PS
Truck stop and filling station service facility ****														PS
Recreational vehicle storage facility		E									PS		PS	PS
Motor freight terminal ****													PS	PS

#### ***Animal Care and Service***

<u>Uses</u>	<u>RC</u>	<u>A</u>	<u>R1</u>	<u>R3</u>	<u>R5</u>	<u>R8</u>	<u>R12</u>	<u>R16</u>	<u>VC</u>	<u>MX</u>	<u>GC</u>	<u>ORI</u>	<u>LI</u>	<u>GI</u>
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#### ***Commercial Amusements***

<u>Uses</u>	<u>RC</u>	<u>A</u>	<u>R1</u>	<u>R3</u>	<u>R5</u>	<u>R8</u>	<u>R12</u>	<u>R16</u>	<u>VC</u>	<u>MX</u>	<u>GC</u>	<u>ORI</u>	<u>LI</u>	<u>GI</u>
[Bowling alley]									[PS]	[PS]	[PS]			
Carnival, circus		X	X						X	X	X		X	X
Race tracks											PS		PS	PS
Motorcycle hill climb														T
Health club, fitness center, vocational training facility									PS	PS	PS		PS	

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Tennis club				E	E	E	E	E		PS	PS			
Golf course ****			PS	PS	PS	PS	PS	PS						
[Skating rink]										[PS]	[PS]			
Swimming pool, commercial										PS	PS			
Theater, drive-in or outdoor stage										PS		PS	PS	
Theater, indoor									PS	PS	PS		PS	
Zoo/botanical garden/arboretum											PS			
Museums/gallery									PS	PS	PS			
Night club, tavern, lounge										PS		PS		
Outdoor sports recreation facility	PS									PS		PS	PS	
Rodeo	E													
Indoor sports recreation facility									PS	PS	PS		PS	

*Industrial Uses*

<u>Uses</u>	<u>RC</u>	<u>A</u>	<u>R1</u>	<u>R3</u>	<u>R5</u>	<u>R8</u>	<u>R12</u>	<u>R16</u>	<u>VC</u>	<u>MX</u>	<u>GC</u>	<u>ORI</u>	<u>LI</u>	<u>GI</u>
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*Open Space and Institutional*

<u>Uses</u>	<u>RC</u>	<u>A</u>	<u>R1</u>	<u>R3</u>	<u>R5</u>	<u>R8</u>	<u>R12</u>	<u>R16</u>	<u>VC</u>	<u>MX</u>	<u>GC</u>	<u>ORI</u>	<u>LI</u>	<u>GI</u>
Airports, public ****													PS	PS
Cemetery/memorial gardens		PS	PS											
Fairground											PS		PS	PS
Shooting range/club - trap, skeet, rifle[, archery]	E	E											PS	PS

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<u>Archery Range</u>	<u>E</u>	<u>E</u>												<u>PS</u>	<u>PS</u>
Aircraft landing and storage areas, private		E												E	E
Aircraft landing and storage areas, private - commercial use		E												E	E
Tent campground	E	E													
Rustic retreat/camp/outdoor club	E	E													
Private park	PS														
<i>Institutional</i>															
<u>Uses</u>	<u>RC</u>	<u>A</u>	<u>R1</u>	<u>R3</u>	<u>R5</u>	<u>R8</u>	<u>R12</u>	<u>R16</u>	<u>VC</u>	<u>MX</u>	<u>GC</u>	<u>ORI</u>	<u>LI</u>	<u>GI</u>	
***															
<i>Governmental and Nongovernmental Utilities</i>															
<u>Uses</u>	<u>RC</u>	<u>A</u>	<u>R1</u>	<u>R3</u>	<u>R5</u>	<u>R8</u>	<u>R12</u>	<u>R16</u>	<u>VC</u>	<u>MX</u>	<u>GC</u>	<u>ORI</u>	<u>LI</u>	<u>GI</u>	
***															
<i>Solid Waste Operations</i>															
<u>Uses</u>	<u>RC</u>	<u>A</u>	<u>R1</u>	<u>R3</u>	<u>R5</u>	<u>R8</u>	<u>R12</u>	<u>R16</u>	<u>VC</u>	<u>MX</u>	<u>GC</u>	<u>ORI</u>	<u>LI</u>	<u>GI</u>	
***															

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\* \* \*

**2 § 1-19-7.500. VILLAGE CENTER ZONING DISTRICT OVERLAY STANDARDS.**

\* \* \*

4 (D) Storage and operations. Notwithstanding other provisions of this Code, all operations and  
5 the storage of equipment, materials, or products in the VC District shall be conducted within  
6 completely enclosed buildings. Storage may be permitted outdoors only when completely  
7 screened by a wall, opaque fence, or planting so that stored materials will not be visible from a  
8 public way or adjoining property. The most appropriate screening for the use shall be determined  
9 at site development plan review.

10       ([D] E) *Procedures - concept.* Development requiring site plan review must receive concept  
11 approval from the Planning Commission or its authorized representative as the first step in the  
12 development review process. The concept must demonstrate the manner in which the Village  
13 Center Zoning District design standards have been met by the proposed development. (§ [1-19-](#)  
14 [3.300.2](#))

\* \* \*

## ARTICLE VIII: SPECIFIC USE REGULATIONS (§§ 1-19-8.100 — 1-19-8.800)

### *Division 3. Special Exception Uses*

\* \* \*

20      **§ 1-19-8.355. SHOOTING RANGE/CLUB - TRAP, SKEET, RIFLE, [ARCHERY] IN**  
21      **THE RC AND A DISTRICTS**

22 The following provisions shall apply to shooting range/club - trap, skeet, rifle[, archery] in the  
23 RC and A Districts.

\* \* \*

25      **§ 1-19-8.357. ARCHERY IN THE RC AND A DISTRICTS.**

26 The following provisions shall apply to archery in the RC and A Districts.

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(A) Indoor and outdoor archery ranges, including structures associated with the archery use, shall be located at least 250 feet from all property lines and public ways and 450 feet from occupied structures.

(B) The property must have a minimum of 20 feet of frontage on a public road or an access easement to a public road that provides adequate ingress and egress as determined by the Board of Appeals.

(C) Archery ranges with a planned capacity of 100 persons or more must have frontage and access on a paved public road. If the planned capacity is under 100 persons, there will be no specific road requirements other than the provision contained in § 1-19-3.210(B)(5).

(D) A site development plan shall be submitted to and approved by the Planning Commission.

(E) Within the RC District, the requirements of § 1-19-7.200 of this Code must be met.

(F) Outdoor release of arrows shall not be permitted within 500 feet of any property line.

(G) Archery ranges shall be constructed to eliminate danger to persons or property from flying projectiles. The area between the firing point and target shall be baffled, fenced, or otherwise shielded so that the fired projectiles cannot escape the range area. Safety design should be in accordance with accepted standards and practices.

(H) Archery ranges shall conduct the collection of projectiles with best management practices for the individual site in accordance with nationally accepted standards to maximize containment.

(I) The minimum lot size shall be 10 acres.

(J) The facility shall be designed so that topographic features of the site are used to enhance safety and minimize noise.

(K) Manner and times of operation shall be approved by the Board of Appeals.

(L) One freestanding sign no more than 15 feet in height and 25 square feet in area is permitted and shall be subject to the normal setback requirement for natural resources uses.

\* \* \*

**§ 1-19-8.430. CONTRACTOR'S OFFICE, EQUIPMENT AND MATERIALS AND  
STORAGE YARDS IN THE LIMITED INDUSTRIAL DISTRICT.**

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The storage of contractor's construction equipment and supplies in the Limited Industrial District shall be permitted only if:

(A) The contractor's main office is located on the same lot or immediately adjacent to the lot on which the construction equipment and supplies will be stored; and

(B) The contractor's construction equipment and supplies are stored, maintained and repaired in an accessory structure or structures which are fully enclosed on at least 3 sides and screened from public view on the fourth side unless enclosed. The Planning Commission may waive or modify the requirement for storage, maintenance, and repair of contractor's equipment and supplies within an accessory structure where:

(1) It can be determined that the reduction or elimination will not adversely impact adjoining properties; and

(2) the Planning Commission approves an alternate screening plan; and

(3) Storage, maintenance, and repair is located and conducted to the rear of the principal structure and screened from the public way.

(C) The storage structure(s) on any lot shall not exceed a .25 floor/area ratio for the lot on which it is located and in no event shall the storage structure area exceed 25,000 square feet. The storage building shall comply with the setback requirements for principal structures in the LI District and shall meet all other criteria of this Code for accessory structures in the LI District.

\* \* \*

## **§ 1-19-10.500.7. LAND USE, MIXTURE, AND DESIGN REQUIREMENTS WITHIN THE MXD DISTRICT.**

(A) *Land use permitted within the MXD District.* General land use type and location shall be established by the County Council in concept at Phase I and specifically by the Planning Commission through site development plan review at Phase II. Land uses permitted within the MXD District are limited to:

(1) *Residential.* Medium density and high density residential uses including single family, townhouse, and multifamily. Residential land uses shall be permitted within the limited industrial

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1 and office research industrial land use designations only as identified within the Comprehensive,  
2 Community, or Corridor Plan.

3 (2) *Commercial*. Those uses permitted within the General Commercial Zoning District  
4 Except for the following: auction house, lumber yard, mobile home sales, boat sales and service,  
5 farm equipment sales and service, [carpentry, electric, plumbing, welding, printing and  
6 upholstering establishments, fencing/pool/siding contractors,] construction trades, agricultural  
7 products processing, bottling plant, stone monument processing and sales, bus depot, animal  
8 auction sales, and racetrack.

9 (3) *Employment*. Employment shall be limited to those uses permitted within the Office  
10 Research Industrial Zoning District.

11 (4) *Institutional*. Institutional uses shall be limited to recreational and community activities,  
12 public services and facilities, health care facilities, schools, and institutional uses as provided  
13 within § 1-19-5.310 Use Table.

14 (5) Uses which are customary, accessory or associated with permitted uses as provided  
15 within this chapter, or those accessory uses specifically approved by the Zoning Administrator.

16 \*\*\*

17 **§ 1-19-11.100. DEFINITIONS.**

18 \*\*\*

19 **ARCHERY RANGE**. A permanently located and improved area, facility or site that may  
20 include buildings or structures designed and operated for the safe use of bows and arrows for target  
21 practice.

22 \*\*\*

23 **CONSTRUCTION TRADES**. A general contractor or builder engaged in the construction of  
24 buildings or structures, either residences or nonresidential and may include carpentry, electrical,  
25 plumbing, fencing, pool and siding, heating, air conditioning, ventilation, painting, and roofing.

26 \*\*\*

27 **CONTRACTOR'S OFFICE, EQUIPMENT AND MATERIALS STORAGE YARD**. An  
28 enclosed or unenclosed portion of a lot or parcel upon which a construction contractor maintains

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1 its principal office and stores or maintains construction equipment or other materials customarily  
2 used by the business.

3 \*\*\*

4 **RETAIL.** The selling of goods, wares, or merchandise directly to the ultimate consumer. May  
5 include the repair of items sold by the retail establishment. Retail uses regulated by State  
6 regulations or those that are individually listed in the use table are not included in this definition.

7 \*\*\*

8 ***SHOOTING RANGE/CLUB - TRAP, SKEET, RIFLE, [ARCHERY].*** A permanently located  
9 and improved area that is designed and operated for the safe use of trap, skeet, rifles, [archery,]  
10 pistols, shotguns, black powder or any other similar sport shooting at targets.

11 \*\*\*

12

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