

THE EFFECTIVE DATE OF THIS ORDINANCE IS JANUARY 20, 2026

ORDINANCE NO. 26-01-001

**ORDINANCE OF THE COUNTY COUNCIL OF
FREDERICK COUNTY, MARYLAND**

**RE: Comprehensive Zoning for the Critical Digital Infrastructure Overlay Zone – An
Element of the Livable Frederick Comprehensive Plan**

PREAMBLE

WHEREAS, in conjunction with the Frederick County Planning Commission's development of the Critical Digital Infrastructure Overlay Zone – An Element of the Livable Frederick Comprehensive Plan (Plan), the Planning Commission also engaged in a comprehensive review of the zoning and land use designations of the properties within the Critical Digital Infrastructure Overlay Zone Planning Area (Planning Area); and

WHEREAS, Planning Department Staff and County property owners requested changes to zoning and land use designations of numerous properties within the Planning Area; and

WHEREAS, The Frederick County Planning Commission also recommended certain zoning and land use designation changes when it certified the Critical Digital Infrastructure Overlay Zone – An Element of the Livable Frederick Comprehensive Plan on November 4, 2025; and

WHEREAS, after providing the required public notice, the County Council conducted a public hearing on December 16 and 17, 2025, on the proposed Plan; and

WHEREAS, after providing the required public notice, the County Council conducted a public hearing on December 16 and 17, 2025, concerning the proposed land use and rezoning designation changes, and overlay application for various properties within the Planning Area; and

WHEREAS, The County Council considered all of the recommendations of the Frederick County Planning Commission, the Planning Staff, public comments received as part of the public hearings of the Planning Commission and the County Council, written correspondence submitted concerning the Plan and the zoning and land use designation from adjoining planning jurisdictions, municipalities, affected State and local agencies and interested persons; and

WHEREAS, the County Council conducted its review in sessions open to the public; and

WHEREAS, after the various public hearings, and consideration of all comments and correspondence received on this matter, the County Council approved changes to the Planning Commission's recommended Critical Digital Infrastructure Overlay Zone – An Element of the Livable Frederick Comprehensive Plan and to the recommended land use and zoning designations; and

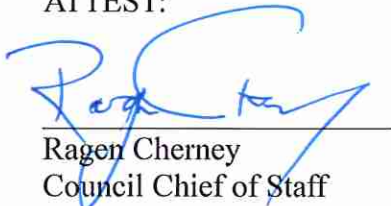
WHEREAS, the County Council has determined that the zoning and land use designation changes set forth in the attached Exhibit A are consistent with the Plan and are designed to create predictability for the community and the data center industry, and support other industries with industrial land needs, to best promote health, safety order, convenience, prosperity, and general welfare.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND that the zoning and land use designation, as set forth in Exhibit A, which is attached hereto and incorporated by reference, shall hereinafter be as designated in the exhibit.

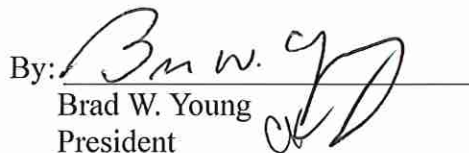
AND BE IT FURTHER ENACTED AND ORDAINED that this Ordinance shall take effect on January 20th, 2026.

The undersigned hereby certifies that this Ordinance was approved and adopted on the 20th day of January, 2026.

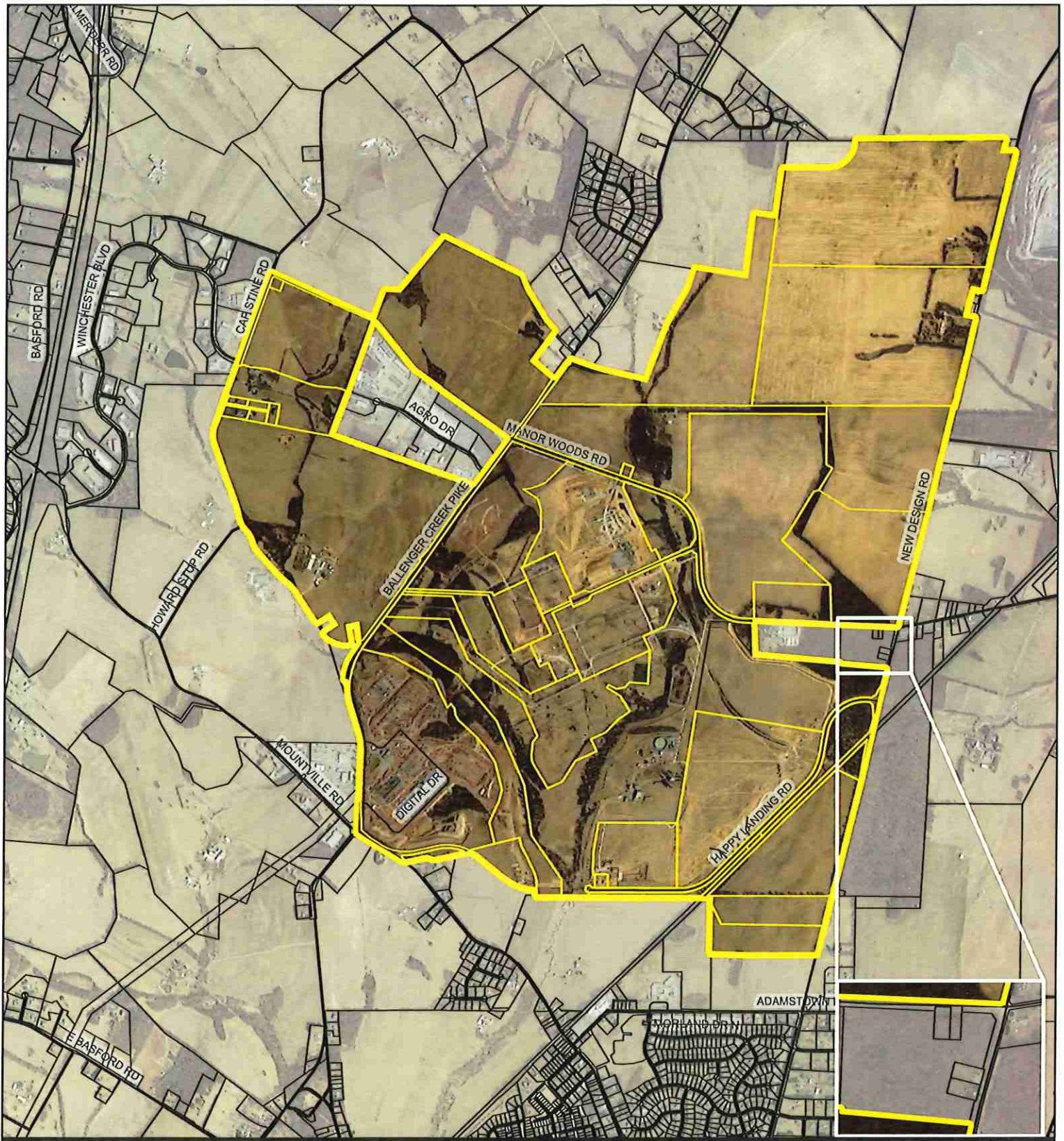
ATTEST:


Ragen Cherney
Council Chief of Staff

FREDERICK COUNTY COUNCIL

By: 
Brad W. Young
President

The motion to adopt the zoning changes outlined in Exhibit A was approved by a vote of 5-2.



Council Adopted Critical Data Infrastructure (CDI) Overlay Zone

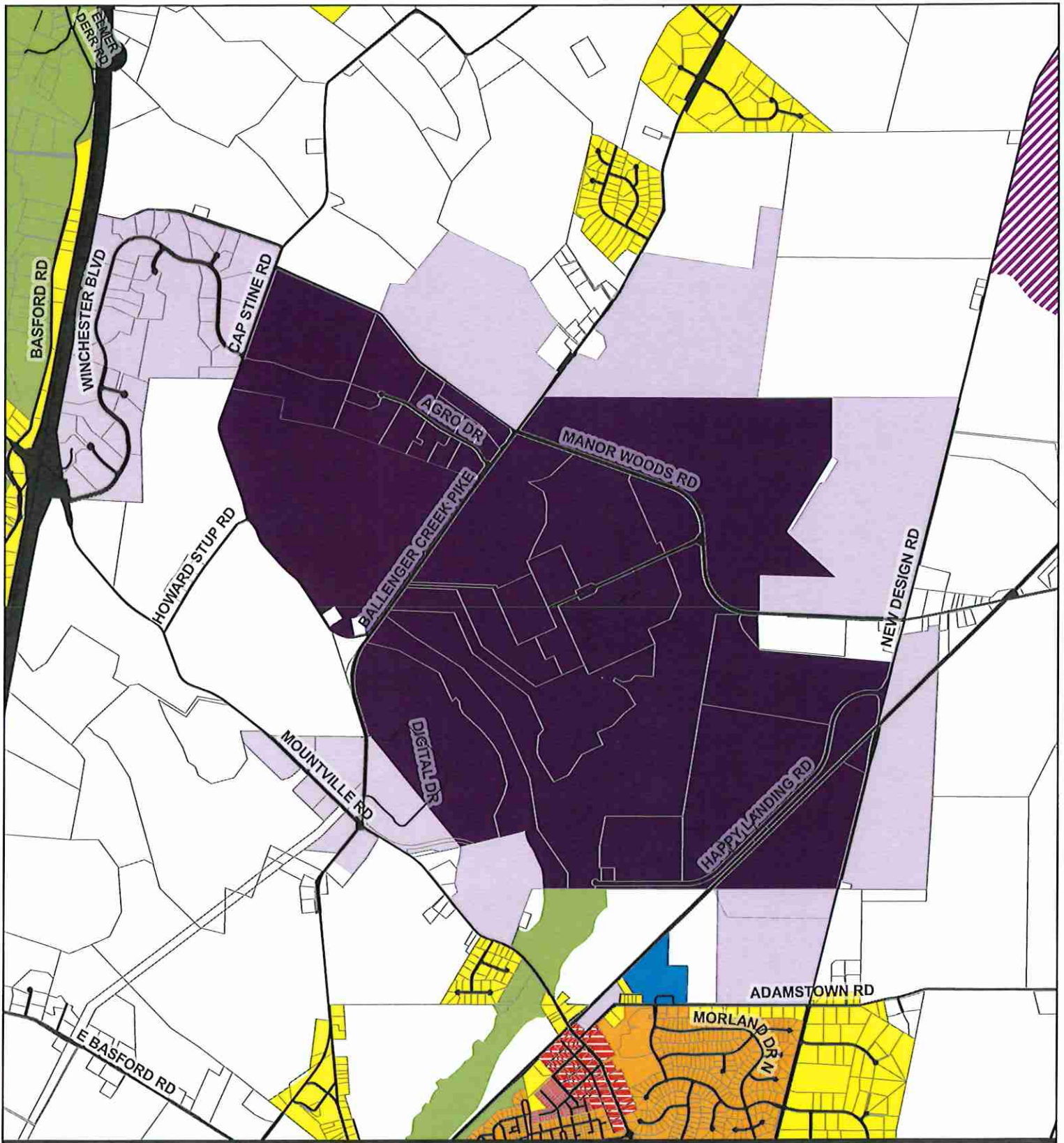
 Council Adopted CDI Overlay Zone

CDI Acres	CDI % of County
2,614.9	0.61










Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet 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. Printed 1/5/2026

0 0.25 0.5 1 Miles





Council Adopted Zoning

	A – Agricultural		PUD – Planned Unit Development		MM – Mineral Mining
	RC – Resource Conservation		VC – Village Center		Ie – Institutional
	R1 – Low Density Residential		GI – General Industrial		
	R3 – Low Density Residential		LI – Limited Industrial		



Frederick County, Maryland
Division of Planning and Permitting

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Miles

