



## DIVISION OF PLANNING FREDERICK COUNTY, MARYLAND

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TO: Frederick County Planning Commission

FROM: Eric Soter, Director, Division of Planning

DATE: April 9, 2008

RE: Discussion of Ag and RC Zoning District Use Table/Definitions

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As requested by the Board of County Commissioners, Staff has reviewed existing Use Regulations and definitions within the Frederick County Zoning Ordinance relating to the Agricultural and Resource Conservation zoning districts.

In July of 2003 the Citizens Zoning Review Committee (CZRC) Report was transmitted to the Board of County Commissioners (BOCC). The CZRC met over several months, reviewed the Zoning Ordinance, and made recommendations for revising the Zoning Ordinance. The prior BOCC then reviewed the report and voted on those recommendations to provide direction to Staff.

In April of 2007, the BoCC initiated their FY2007 – FY2011 Strategic Plan. A key objective of the Land Use Goal was to *examine the zoning ordinance to determine priorities and initiate a phased approach for zoning text amendments*. In the summer of 2007 staff presented a thematic/topical approach to phase an overall rewrite. One of the first priorities would be the Use Table and Definitions, and specifically the RC and Ag Zoning districts. Due to outstanding zoning text amendments in the queue as well as other workplan items, staff did not begin in earnest on this work until early 2008. In that time, Floating Zone changes were also added to the list of priority topics.

In September of 2007 the current BOCC provided additional direction to Staff regarding the permitted uses in the Agricultural and Resource Conservation zoning districts as well as the appropriate scale and intensity for those uses.

Based on this information as well as the existing definitions for the Agricultural (A) and Resource Conservation (RC) zoning districts, Staff reviewed Section 1-19-4 Definitions, Section 1-19-289 Use Regulations For Specific Zoning Districts, and existing special exception criteria within the zoning ordinance. Recommendations were made to provide definitions for all existing and proposed uses permitted within the A and RC zoning districts. Definition of related terms were also included. In addition, Staff made recommendations for editing the Use Regulations to remove specific uses as permitted within the A or RC zoning districts, change the processing of specific uses, and/or the addition of new uses.

Staff recommendations will be presented to the BOCC on April 10, 2008. To facilitate the participation of the FCPC in this process Staff will present the FCPC with an overview of the recommendations and subsequent BOCC direction given on April 10, 2008.