

# Summary

**Friendsville Zoning Update**  
**SC Meeting**  
8/12/2025 @ 5:30PM

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## Use Table

- **Child Care Center** → Move to the *Institutional* section.
- **Automotive Uses**
  - Combine *Sale of Automotive Supplies* and *Store Selling Auto Parts and Accessories* under *Retail Use*.
  - Combine *Sale or Rental of Farm Equipment and Miscellaneous Vehicles* with *Sale of Automotive Supplies*.
- **Community Facility Uses**
  - Steering Committee decided **not** to rename *Community center, Adult education center, or similar facility operated by an educational, philanthropic, or religious institution* to simply *Community Centers*.
  - Keep *Library or Museum* together as a single use.
- **Health & Residential Care Uses**
  - Split *Licensed Hospital, Nursing Home, Personal Care Home* into separate uses, with clear definitions to ensure accuracy of functions.
  - Remove *Orphanage* from the use table.
- **Emerging or Special Uses**
  - Additional research required for:  
*Medical Marijuana Dispensary and Grower/Processor, Hemp Grower/Processor, Brewery/Distillery/Microbrewery/Microdistillery, Wind/Solar Energy, Short-Term Rentals, and Accessory Games of Chance.*
  - Ensure *Commercial Parking Garage, Storage Facilities, and Mini-Storage Facilities* are included in the use table
- **Accessory Uses**
  - Remove *Landscaping from Fences, Walls, and Landscaping*.
  - Rename *Non-commercial greenhouse, Tool shed, Private garage, swimming pool, or similar accessory structure* to **Accessory Structures**, and explicitly include: *Boat Storage and Residential Parking Garage/Parking Area*.
- **Parking & Storage**
  - Remove *Off-Street Parking* as a standalone use (covered in ordinance parking standards).

# Summary

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## Zoning Map

### ☐ District Change

- The Steering Committee voted to rezone the former *Employment Center District* on the northwest side of town boundaries to **Rural Development (RD)**.
- Rationale: Economic development opportunities should be concentrated near the town center rather than dispersed outward; RD is the most appropriate fit for that area.

### ☐ District Definitions

- Not reviewed due to time constraints. Will be addressed at the next meeting.

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## Next Steps

Update Use Table and Districts

Review Dimensional Requirements

Preliminary Mapping

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## Adjourn