

Existing Friendsville Zoning Districts

The Town of Friendsville is divided into six distinct zoning districts, each designed to accommodate specific land uses and development patterns that reflect the character and future vision of the community:

1. Rural Development (RD)

This district would accommodate single family detached homes that are compatible with an agricultural environment. Densities of up to 1 home per acre would be appropriate in this area. Conserving this area will help maintain farming, protect open space and reserve undeveloped land for future growth. Low density growth in the rural development area will also be most compatible with the agrarian nature of the land adjoining this area outside of Town's corporate limits.

2. Suburban Residential (SR)

This district would accommodate single-family detached homes in a suburban setting. Minimum lot size of 10,000 square feet for single-family homes are recommended. This area will help ensure that open space is incorporated into future development by accommodating only lower density single-family residential development. It will also provide land for larger homes and allow flexibility in placement of homes on lots. The SR area attempt to balance the desire to avoid inappropriate high-density development and the desire for more efficient use of the land, compatible with current residential preferences.

3. Town Residential (TR)

This district would provide land for single-family detached homes on a minimum 10,000 square foot lots, town home units on a minimum 15,000 square foot lots and apartments at a minimum of 4,000 square feet per unit. The TR area will provide an area for strictly residential development, yet one that is convenient to Friendsville Town Center.

4. Town Center (TC)

This district provides area where single-family detached homes and town home units would each be at a minim of 7,500 square foot lots. Apartments would be permitted at a density of at least 3,000 square feet per unit. Retail, service, office, and other appropriate non-residential uses would also be directed to the Town Center for the purpose of perpetuating this area as Friendsville Business District.

5. General Commercial (GC)

This district accommodate both traditional retail uses and the kinds of highway-oriented commercial enterprises that function better outside typical downtown "Main Street" locations because they need large builds, parking lots and/or outdoor storage areas.

Draft Friendsville Zoning District Purpose Statements

1. Rural Development (RD) District

It is the intent of the Rural Development District to conserve agricultural lands, protect scenic and natural resources, and maintain the rural character of the Town. This district is further intended to accommodate limited residential and other compatible uses in a manner that preserves open space and supports the continuation of agricultural operations.

2. Suburban Residential (SR) District

It is the intent of the Suburban Residential District to provide for stable residential neighborhoods in a suburban environment. Development within this district shall be designed to promote compatibility with existing residences, protect open space, and support a high quality of life for residents.

3. Town Residential (TR) District

It is the intent of the Town Residential District to provide opportunities for a variety of housing types in a cohesive neighborhood setting. This district is intended to encourage residential development in locations with convenient access to the Town Center and community services while maintaining an orderly and attractive streetscape.

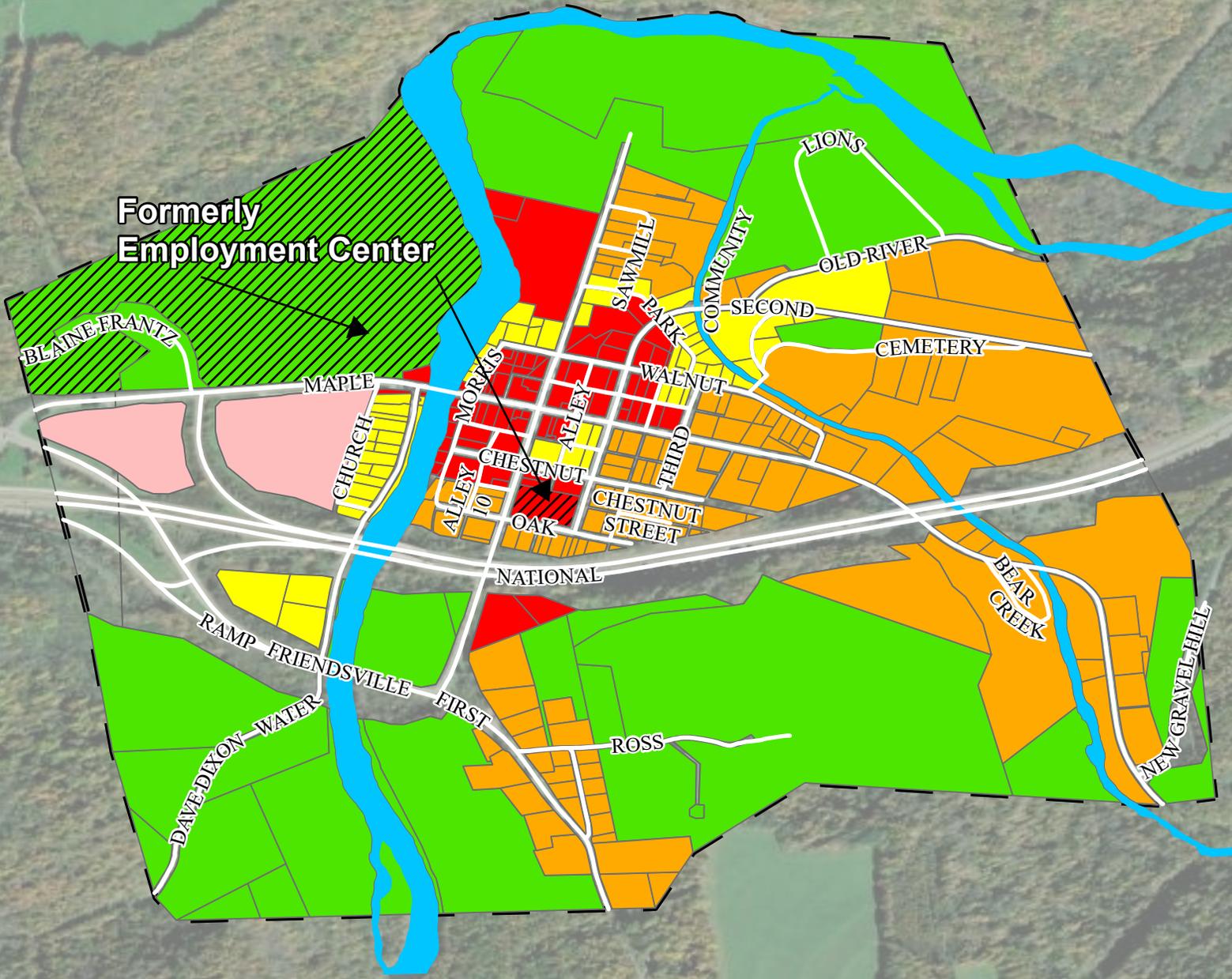
4. Town Center (TC) District

It is the intent of the Town Center District to serve as the social, cultural, and commercial heart of the community. This district is intended to promote a vibrant, pedestrian-oriented environment with a compatible mix of residential, retail, office, civic, and cultural uses that contribute to a lively and sustainable downtown core.

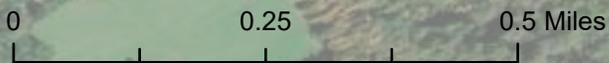
5. General Commercial (GC) District

It is the intent of the General Commercial District to accommodate a broad range of retail, service, and commercial activities that meet the needs of residents and the regional market. This district is intended for locations that can support vehicular access, larger-scale development, and businesses that may not be suitable for the Town Center.

**Formerly
Employment Center**



Sources: Garrett County GIS,
Existing Zoning Ordinance



	Town Residential		Town Boundary
	Suburban Residential		River
	Town Center		Roads
	General Commercial		
	Rural Development		

Friendsville Draft Zoning