

FRIENDSVILLE USE TABLE - September 3, 2025

P = PERMITTED BY RIGHT SE = SPECIAL EXCEPTION SP = SPECIFICALLY PROHIBITED USE	RD	SR	TR	TC	GC	EC	Definitions	Notes
Residential Uses:								
Accessory Dwelling Units							A smaller, independent residential dwelling unit located on the same lot as a stand-alone, detached single-family home. Accessory dwelling units may be contained within the principal structure, be a separate stand-alone structure, or be in a separate accessory structure.	
Group Home	P	P	P	P			The use of a lawful dwelling unit to house persons who need special care and oversight because of mental retardation/ developmental disability, old age, physical disability, physical or emotional abuse committed against themselves, or mental illness. Such persons shall function as a common household unit.	
Manufactured Home							A transportable structure that is more than 320 square feet, designed to be used as a dwelling, and includes the plumbing, heating, air-conditioning, and electrical system.	
Mobile/Manufactured Home Parks			SE				A lot under single ownership which includes two or more mobile/manufactured homes intended for non-transient use.	
Multi-family Dwellings			P	P			Three or more dwelling units that are attached to each other in some manner on one lot, other than townhouses.	
Dwelling Unit in Combination with a Permitted Commercial Use One dwelling unit combination with permitted commercial use			SE	P			A building or portion thereof that contains a single dwelling unit located on the same lot and within the same structure as a commercial use permitted in the zoning district. The residential and commercial uses must be clearly separated by floor area or design, and the dwelling unit must be secondary in scale to the principal commercial use.	
Rooming/boardng/lodging houses			SE	P			A building or part of a building (other than an institutional building) occupied or intended to be occupied by 3 or more roomers, boarders or lodgers.	
Single Family Detached Dwelling	P	P	P	SE			A building, commonly known as a single-family house designed for and occupied exclusively as a residence having one dwelling unit from ground to roof and open space on all sides; where a private garage is structurally attached to such a dwelling, it shall be considered as a part thereof.	
Townhouse/Rowhouse			P	SE			A portion of a building designed for and occupied exclusively as a residence for only one family and having i) only one dwelling unit from ground to roof, ii) two points or independent outside access, ill) at least two other dwellings built in conjunction therewith, and iv) any portions of one or two walls in common with an adjoining dwelling.	
Twin Dwelling (Duplex)			P	P			A single building containing two dwelling units completely separated by a vertical party wall, and intended and designed to be occupied as a residence by two families living independently of each other as separate housekeeping units.	
Two Family Detached Dwelling			P	SE			A single building containing two dwelling units intended to each be occupied by a family living independently of each other, and that does not meet the definition of a "Twin Dwelling."	
Two or more multi-family dwelling units in combination with permitted commercial use			SE	P			A mixed-use development in which two or more multi-family residential buildings share a lot or master plan with commercial uses permitted in the district.	
Commercial Uses:								
Adult uses	SP	SP	SP	SP	SP	SP	A use involving adult bookstores, theaters, live entertainment, or massage parlors offering adult materials or services.	
Animal Hospital						P	A building or portion of a building that is principally used by a licensed veterinarian for the practice of veterinary medicine.	
Animal Kennel/ Veterinarian						P	A commercial operation that provides food, shelter, and care of animals for purposes not primarily related to medical care (A kennel may or may not be run by or associated with a veterinarian) or engages in the breeding of animals for sale or any place where more than two adult animals (over six months) are kept for a boarding or other fee, or any place where more than five adult animals are kept for any purpose.	
Financial Institution-Bank or Saving and loan association			SE	P	P		An establishment where the principal businesses is the receipt, disbursement or exchange of funds and currencies, such as: banks, savings and loans, or credit unions.	
Banquet Hall							A facility available for lease to the public, used for hosting parties, receptions, or similar gatherings, that may include food preparation or catering as an accessory use.	

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Bed and Breakfast	SE	SE	SE	P			An owner-occupied, single-family detached dwelling unit in which a guestroom or guestrooms are provided, for compensation, as overnight accommodations for transient visitors, and in which breakfast is customarily included in the charge for the room. A bed and breakfast establishment is subordinate to the use of the dwelling unit as a residence, and it is not a hotel, motel, rooming, lodging house or other use defined or regulated elsewhere in this Ordinance.	
Boutique Hotel	P			P	SE		A small resort destination that provides an unique setting with upscale accomdations between (5) five and (25) twenty-five rooms. Can be a single building or group of buildings.	
Bus Station or Taxi company			SE	P	P		A terminal facility for the boarding and departure of intercity, commuter, or local buses. May include waiting areas, ticket counters, restrooms, retail kiosks, and bus parking or maintenance areas.	
Business, Professional, or Governmental Offices			SE	P	P		An office for the use of professional people such as doctors, lawyers, accountants, etc., or general business offices such as insurance companies, trade associations, manufacturing companies, investment concerns, banks, trust companies, real estate companies, etc., but not including any retail or wholesale store or warehouse, except as otherwise provided herein.	
Custom craft business					P		Typically refers to on site artisanal fabrication or customization of items such as: upholstery work, cabinet making, and related small-scale, hand-crafted trades like fine woodworking or furniture restoration.	
Gasoline service station				P	P		A facility supplying and selling gasoline, diesel, natural gas, or other fuel for motor vehicles directly from pumps and storage tanks and/or electric vehicle charging station, which may include a convenience store and accessory facilities for additional services, such as a one-bay car wash or minor automobile repairs.	
Golf driving range	SE				SE		A recreational facility where individuals practice golf swings by hitting balls toward a designated area. May include tee boxes, targets, lighting for night use, small buildings for administration or retail, and nets or barriers.	
Funeral Home							A building or part thereof used for human funeral services, including the preparation of the deceased for burial or cremation, the conduct of memorial services, and the storage of necessary equipment and vehicles. Accessory uses may include embalming, viewing rooms, offices, casket display, and related facilities customarily incidental to funeral services.	
Indoor Entertainment or Recreational Facilities			SE	P	P		A building or portion of a building used for entertainment, amusement, or recreation activities conducted entirely within an enclosed structure. Such uses may include, but are not limited to, theaters, bowling alleys, skating rinks, arcades, indoor sports courts or fields, fitness and health clubs, billiard halls, or similar establishments. This term does not include adult entertainment businesses or facilities primarily used for instructional purposes such as schools or studios, unless otherwise specified by the zoning district regulations.	
Medical/Dental Office			SE	P	P		An establishment where patients, who are not lodged overnight, are admitted for examination and treatment by one or more physicians, dentists or other licensed health practitioners.	
Cannabis Dispensary							An entity licensed by the Maryland Cannabis Administration that acquires, possesses, repackages, processes, transfers, transports, sells, distributes, or dispenses products containing cannabis, related supplies, related products including tinctures, aerosols, oils, or ointments, or educational materials for use by a qualifying patient or caregiver.	
Motel/Hotel				P	SE		A building or group of buildings for the accommodation of transient guests containing guest rooms for rent.	
Microbrewery, Microwinery, Microdistillery							A facility in which beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption and which possesses the appropriate license from the State of Maryland. Tasting rooms for the consumption of on-site produced beer, wine, or distilled products are permitted on the premises.	
Office for business, professionals, or government	SE	SE	SE	SE	SE			
Outdoor Entertainment or Recreational Facilities	SE			SE	SE		Any outdoor enterprise providing recreational activities, including golf courses, swimming pools, driving ranges, and athletic fields, operated for profit and open to the public.	

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Private Club or Lodge			SE	P	SE		An organization, civic or fraternal, operating on a membership basis, where alcoholic beverages may be allowed under state license, and where facilities are provided for social, recreational, or educational activities of members only.	
Recreational facility (Nongovernmental)	SE	SE	P	P	SE	P	A privately owned and operated facility providing space or equipment for leisure, sports, fitness, or cultural activities, available to members or the general public for a fee or other compensation. Typical examples include health clubs, gyms, swimming pools, skating rinks, tennis courts, or similar indoor or outdoor facilities.	
Restaurant (Drive through)				SE	SE		An establishment for the accommodations of the public equipped with a dining room with facilities for preparing and serving regular meals to be consumed primarily on the premises and wherein the average daily receipts from the sale of foods exceed the average daily receipts from the sale of alcoholic beverages. A Restaurant with Drive-Thru Service shall be a Restaurant that has facilities for customers to order and receive their food while seated within their motor vehicle.	
Restaurant (No drive through)			SE	P	SE		A Restaurant with Drive- Thru Service shall be a Restaurant that has facilities for customers to order and receive their food while seated within their motor vehicle.	
Retail stores			SE	P	P		Establishments engaged in selling goods or merchandise to the general public for personal or household consumption, excluding adult-oriented businesses and motor-vehicle sales.	
Sale of automotive supplies				P	P		Establishments primarily engaged in retail sale of new motor vehicle parts, tools, lubricants, tires, batteries, and accessories, excluding installation or repair services other than incidental minor services.	
Sale or Rental of Motor Vehicles, Farm Equipment, and Miscellaneous Vehicles-Sale or rental of motor vehicles				SE	SE		A facility or lot for the display, sale, lease, or rental of new or used motor vehicles, farm equipment, trailers, recreational vehicles, or similar large vehicles or machinery. Such uses may include incidental maintenance or service work performed on-site, but do not include dismantling, salvage, or the storage of inoperable vehicles except as customarily incidental to sales or rentals.	
Sale or rental of farm equipment and miscellaneous vehicles			SE	SE			Commercial establishments engaged in the sale, lease, or rental of tractors, agricultural implements, all terrain vehicles, or similar non-automotive machinery and vehicles.	
Parking Garage (Commercial)							A structure, building, or portion thereof used for the parking or storage of motor vehicles as a principal use, available to the general public for compensation.	
Service business			SE	P	P		Establishments providing personal or business services to the general public ,barber or beauty shop, laundry and dry cleaning, shoe repair, photographer, caterer, custom printing or photocopying, health club, travel agency, tailor, repair shop for watches, guns, bicycles, locks, excluding repair garages and professional offices separately defined.	
Store selling auto parts and accessories					P		A retail establishment specializing in the sale of new automobile parts, tools, and accessories to consumers, with installation limited to minor services such as wiper or battery replacement.	
Tavern				SE			An establishment used primarily for the serving of liquor by the drink to the general public, wherein the average daily receipts from the sale of alcoholic beverages exceed the average daily receipts from the sale of food.	
Upholsterer, cabinet maker and similar custom-craft				P	P	P	Typically refers to on site artisanal fabrication or customization of items such as: upholstery work, cabinet making, and related small scale, hand-crafted trades like fine woodworking or furniture restoration.	
Institutional Uses:								
Child Care Center		SE	SE	P	SE		A facility licensed by the Maryland Department of Human Services as a "Child Care Center" and that, for part or all of a day, or on a 24 hour basis on a regular schedule, and at least twice a week, offers or provides child care to children who do not have the same parentage. Such a center may include but is not limited to a non-public nursery school.	
Place of Worship or Religious Assembly Churches and other places of worship		P	P	P	SE		A building or premises where persons regularly assemble for religious worship and those accessory activities customarily associated in addition to that and where the buildings and premises are maintained and controlled by a religious body organized to sustain public worship.	

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Community center, Adult education center, or similar facility operated by an educational, philanthropic or religious institutions		SE	P	P	SE		A facility operated by an educational, philanthropic, or religious institution that provides space for meetings, classes, training, or similar activities serving the community. Such uses may include instructional programs, cultural or recreational activities, and related accessory functions, but do not include residential, medical, or commercial uses.	
Golf course, Country Club		P			SE		A large outdoor recreational facility designed for playing golf, typically including a clubhouse, restaurant, maintenance buildings, and possibly other recreational amenities. Country clubs may also offer tennis, swimming, and social facilities for members.	
Emergency Service Station		SE	P	P	P		A facility operated by a public agency or nonprofit organization housing fire, emergency medical, police, or rescue services, including offices, vehicle bays, equipment storage, and related training or support spaces. Accessory uses customarily incidental to emergency services, such as meeting rooms or living quarters for personnel, may also be included.	
Library or Museum		SE	P	P	SE		A building or portion thereof operated by a governmental, educational, or nonprofit organization for the purpose of housing and displaying books, works of art, artifacts, or similar materials for public use, study, or viewing.	
Licensed Hospital							A building or group of buildings having room facilities for one or more overnight patients, used for providing services for the inpatient medical or surgical care of sick or injured humans, and which may include related facilities such as laboratories, outpatient department, training facilities, central service facilities, and staff offices; provided, however, that such related facility must be incidental and subordinate to the main use and must be an integral part of the hospital operation.	
Nursing Home							A facility, licensed by the State of Maryland, that provides lodging, meals, and continuous nursing care under medical supervision for two or more residents who are not related to the operator. Nursing homes are distinct from hospitals in that they provide long-term skilled nursing and personal care rather than acute medical treatment. Accessory uses may include staff offices, therapy areas, and common spaces customarily incidental to resident care.	
Personal Care Home							A building where food, shelter and personal assistance or supervision are provided for at least one full day for three or more ambulatory adults who are not relatives of the operator and who may require assistance or supervision in such matters as dressing, bathing, diet or medication prescribed for self-administration but do not require hospitalization or care in a skilled nursing or intermediate care facility.	
Orphanage, Licensed hospital, Nursing home, Personal care home, or similar licensed establishment		SE	SE	SE	SE		Personal Care Home—A use providing residential and support services to persons who are age 60 and over, b) have physical disabilities and/or c) have mental retardation, and who as a result need oversight and assistance with daily activities, such as meal preparation.	
Other Family Day Care Home		SE	SE		P		A dwelling unit in which nonresident children are cared for on a regular basis for compensation, serving more than the number permitted for a “Family Day Care Home” but fewer than required for a “Day Care Center,” as defined by state regulations.	
Private or public primary or secondary schools			P	P	P	SE	Institutions offering instruction at the elementary or secondary level and meeting state educational requirements, including related athletic and cultural facilities.	
Public building		P	P	P	P		A structure owned, leased, or operated by a governmental agency for public purposes, including administrative offices, post offices, or public safety facilities, but excluding utilities and schools separately defined.	
Recreational Facility (Owned by Local Government)		P	P	P	P	P	Parkland, playgrounds, athletic fields, trails, or indoor recreation centers owned, leased, or operated by a municipality or other public agency for community use.	
Theater (Indoor)						P	A building or part thereof used for the presentation of motion pictures, live drama, musical performances, or other entertainment to the public, entirely within an enclosed structure.	
Trade or professional school			SE	P	SE		An educational or vocational institution offering specialized instruction in trades, arts, or professions, including business colleges, cosmetology schools, truck-driving schools, and similar training facilities	
Industrial Uses:								
Brewery or Distillery							A facility engaged in the brewing of beer, fermentation of wine, or distillation of spirits, including related processing, packaging, storage, distribution, and accessory retail sales or tasting rooms. Such facilities must operate in compliance with applicable State of Maryland licensing requirements.	

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Cannabis Cultivation and Processing Facility							A facility licensed by the Maryland Cannabis Administration where cannabis is cultivated, manufactured, processed, packaged, and/or labeled for distribution to licensed dispensaries, processors, or registered independent testing laboratories. This use may include the growing of cannabis plants, the transformation of cannabis into other products or extracts, and associated packaging and labeling, but does not include retail sales to the general public.	
Contractor offices and shops					P	P	A facility used by a contractor for business administration, material storage, equipment maintenance, and staging of construction operations. May include offices, garages, outdoor storage areas, and workshops.	
Junkyard						SE	Land used for the outdoor storage of: a) 5 or more motor vehicles that do not display current State vehicle registration (other than vehicles that are not required to be registered in order to operate on a public street), b) one or more mobile/ manufactured homes that are not in habitable condition and/or c) "junk" covering 1,000 or more square feet of land area.	
Light Manufacturing							Small-scale processing, fabrication, assembly, or repair of finished products, including upholsterers, cabinet makers, and similar custom crafts, conducted entirely within an enclosed building and without noise, odor, smoke, or other impacts detectable beyond the property.	
Mini-Storage Facility (Self-Storage)							A building or group of buildings divided into individual, compartmentalized stalls, lockers, or units that are rented or leased to the general public for the storage of personal property, household goods, or business supplies. Such facilities are designed for self-service access by tenants, and do not involve warehousing, wholesale distribution, or retail sales.	
Printing and Publishing Establishment Newspaper and related printing establishment					P	P	A facility engaged in the printing, publishing, binding, or distribution of newspapers, periodicals, books, or other printed materials, including related offices, storage, and incidental sales. This use includes newspaper printing as well as other forms of commercial printing and publishing	
Printing, publishing, binding, Other than newspaper printing						P	Establishments engaged in commercial or industrial printing, lithography, or bookbinding services, excluding newspaper production defined separately.	
Production, processing, cleaning, testing, and distribution of materials						SE	Industrial activities involving the manufacture, assembly, packaging, treatment, or distribution of products, excluding heavy industry with significant emissions, vibration, or hazards.	
Solar Energy System (Large)		SE	SE	SE	SE	SE	A facility where solar panels or other solar energy devices are used to generate electricity primarily for off-site consumption or sale to the power grid. Such facilities are generally ground-mounted, may cover multiple acres, and include accessory equipment such as inverters, transformers, substations, access roads, and fencing. This use is distinct from accessory solar energy systems intended for on-site consumption.	
Storage Facility							A building or group of buildings used primarily for the storage of goods, merchandise, equipment, or materials, typically serving as a distribution or logistics hub for commercial or industrial operations. Access is restricted to employees or authorized personnel; this use does not include self-service units open to the general public.	
Repair garage						SE	A building where mechanical work, bodywork, painting, or similar repair services are performed on motor vehicles, exclusive of junkyards and automobile sales.	
Wholesale business and storage						P	Establishments engaged in bulk sale, distribution, or warehousing of goods to retailers, contractors, or other wholesalers, and which may include indoor storage and limited accessory offices, but not retail sale to the general public.	
Wind Energy System (Large)							A facility consisting of multiple wind turbines and associated equipment used to generate electricity primarily for off-site consumption or sale to the power grid. Such facilities may include substations, transmission lines, meteorological towers, operation/maintenance facilities, and access roads. Wind energy farms are distinct from accessory wind energy systems intended to serve on-site buildings or uses.	
Miscellaneous Uses:								

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Agricultural activities	P				P	P	All methods of production and management of livestock, crops, vegetation, orchards, groves, nurseries, and soil. Methods include, but are not limited to, the related activities of crop farming, tillage, fertilization, pest control, harvesting, and marketing. It also includes, but is not limited to, the activities of keeping or raising for sale of large or small animals, reptiles, fish, or birds, and feeding, housing, and maintaining animals such as cattle, dairy cows, sheep, goats, hogs, horses, and poultry and handling their by-products.	
Crop farming, orchards, and forestry	P	P	P	P	P	P	Growing of crops, the cultivation and harvesting of orchards, and silvicultural activities, including timber production and forest management practices.	
Forestry	P	P	P	P	P	P	The management, cultivation, and harvesting of forested land for commercial, conservation, or recreational purposes. This includes logging, reforestation, thinning, and access road construction, typically governed by state or local forestry regulations.	
Transient Vacation Rental Unit							A single-family dwelling that provides complete living facilities for one household and is rented to guests for periods of fourteen (14) consecutive days or fewer. This use does not include hotels, motels, or bed-and-breakfast establishments.	
Accessory Uses:								
Family Day Care Home	P	P					A facility registered by the Maryland Department of Human Resources as a "Family Day Care Home" and within which care is given to a child younger than 13 years old or to a developmentally disabled person younger than 21 years old in place of parental care for less than 24 hours a day, in a residence other than the child's residence, for which the provider is paid in cash or in kind.	
Fences and Walls Landscaping	P	P	P	P	P	P	A structure designed for the purpose of enclosing space or separating parcels of land.	
Home Occupation	SE	SE	SE	P			A routine and customary non-residential use conducted within or administered from a portion of a dwelling or its permitted accessory building, and which is: a) clearly accessory to the dwelling, b) primarily conducted by resident(s) of the dwelling, and c) meets the standards of Article 4 and Article 5, Section 518.	
Keeping of chickens	SP	SP	SP	SP	SP	SP	The accessory keeping of domesticated hens for personal egg production on a residential lot, subject to limits on flock size, coop setbacks, sanitation, and prohibition on roosters as set forth in this Ordinance.	
Accessory Structures Non-commercial greenhouse, Tool shed, Private garage, swimming pool, or similar accessory structure	P	P	P	P	P	P	A subordinate building or structure, located on the same lot as a principal use, customarily incidental and secondary to the principal building or use. Accessory structures include, but are not limited to, non-commercial greenhouses, tool sheds, private garages (including residential parking garages), swimming pools, parking areas, boat storage structures, and similar facilities. Accessory structures must be clearly incidental to and compatible with the principal residential use and shall not be used for commercial purposes unless otherwise permitted.	
Off-street parking	P	P	P	P	P	P	The provision of parking spaces, aisles, and driveways entirely outside of a public right-of-way for the temporary storage of motor vehicles, as required by this Ordinance.	
Residential parking garage or parking area	P	P	P	P	P	P	A structure or designated surface lot intended solely for the parking of vehicles owned or used by residents of a multi-family or mixed-use development, not open for public parking.	
Signs	P	P	P				Any structure, part thereof, or device attached thereto or painted thereon, or any material or thing, which displays or includes any numerals, letters, model, banner, emblem, device, trademark, or other representation used as, or in the nature of, an announcement, advertisement of direction of any person, organization, place, product, service or business, which is located upon any land, on any structure, in or upon a window, or indoors in such a manner as to attract attention from outside the building.	
Essential Utility Equipment Transformer stations, structures housing switching equipment and regulators, Pumping stations, Power transmission line right-of-way, Towers, Radio, and/or television transmitter towers, or stations	SE	SE	SE	SE	SE	SE	Structures or facilities, owned or operated by a public utility, governmental agency, or other authorized entity, that are necessary to provide essential services such as electricity, gas, water, sewer, telephone, or telecommunications. This use includes, but is not limited to, poles, wires, mains, drains, sewers, pipes, conduits, cables, hydrants, transformers, switching equipment, pumping stations, and similar facilities. Essential utility equipment does not include buildings intended for administrative offices, storage yards, or equipment maintenance depots.	

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Solar Energy System (Small)	P	P	P	P	P	P	A solar collection system, typically rooftop or ground-mounted, designed and sized to supply power primarily for on-site use by the principal structure or use on a lot. Excess power may be transferred back to the grid in compliance with state regulations, but the system's primary purpose is to serve the property where it is located.	
Travel trailer /Boat storage	P	P	P	P			A vehicular, portable structure built on a chassis, designed to be towed by a motor vehicle and used as a temporary dwelling for travel, recreational, or vacation purposes. A travel trailer may contain cooking, sleeping, and sanitary facilities but is not designed for permanent residential occupancy. This term includes campers and similar towable recreational vehicles, but does not include manufactured or mobile homes.	