

Summary

Friendsville Zoning Update
SC Meeting
7/8/2025 @ 5:30PM

Welcome

Introductions

Use Table

Proposed changes to the use chart include:

- Combine “One Dwelling Unit” and “Multi-Dwelling Unit” into “**Dwelling Unit in Combination with a Permitted Commercial Use**”, and make this use permitted in the Town Residential District.
 - Address residential uses such as Mobile Home Units and Camping Units by potentially implementing time limits (e.g., 90-day permits). Consider adding “Container Homes” or creating a new category called “**Alternative Home Structure.**”
 - Split “Animal Kennel” and “Veterinarian” into separate uses.
 - Combine “Bank” or “Savings and Loan Association” with “**Businesses, Professional, or Governmental Offices.**”
 - Remove “Taxi Company” from the use chart.
 - Add “Licensed by the State of Maryland” to the definition of **Medical/Dental Office.**
 - Combine “Indoor Theater” with **Indoor Entertainment or Recreational Facilities.**
 - Include “Custom Craft Business” under the definition of **Light Manufacturing.**
 - Remove “Office for Business, Professionals, or Government” (duplicate entry).
 - Add “Golf Driving Range” to the definition of **Outdoor Entertainment/Recreation.**
 - Add a new use category for **Wedding/Venue/Banquet Hall.**
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Zoning Map

The Steering Committee reviewed the zoning map and made the following recommendations:

- Eliminate the **Employment Center District** and rezone the current large parcel to either Residential or Mixed-Use. However, much of this parcel is located within the floodplain, making development both limited and costly.
- Rezone other Employment Center areas to **Commercial.**
- Ensure zoning district boundaries align with parcel lines so that each parcel is entirely within a single zoning district.

Summary

Next Steps

Update Use Table and Districts

Review Dimensional Requirements

Preliminary Mapping

Adjourn – Next Meeting will be on August 12th