

Summary

Friendsville Zoning Update
SC Meeting
10/16/2025 @ 5:30PM

Zoning Map

The zoning map and purpose statements are acceptable as currently drafted.

Use Table

Residential Uses

- Allow *Dwelling Units in Combination with a Permitted Commercial Use* as a **Permitted Use (P)** in the **Town Residential (TR)** District.
- Allow *Rooming/Boarding/Lodging Houses* as a **Permitted Use (P)** in the **TR** District.
- Allow *Single-Family Dwellings* as a **Permitted Use (P)** in the **Town Center (TC)** District.
- Allow *Two-Family Dwellings* as a **Permitted Use (P)** in the **TC** District.
- Allow *Townhouse/Rowhouse Dwellings* as a **Permitted Use (P)** in the **TC** District.

Commercial Uses

- *Animal Hospital* – Permitted in all districts **except Rural District (RD)** (ensure parking requirements are included).
- *Animal Kennel* – **Special Exception (SE)** in **RD** and **General Commercial (GC)** Districts.
- *Banquet Hall* – **Special Exception (SE)** in **all districts**.
- *Business/Professional/Administrative Offices* – **Special Exception (SE)** in **RD**.
- *Funeral Home* – **Special Exception (SE)** in the **TC** District.
- *Indoor Entertainment or Recreation Facility* – **Special Exception (SE)** in **all districts**.
- *Medical/Dental Office* – **Permitted (P)** in **Suburban Residential (SR)** and **TR** Districts.
- *Motel/Hotel* – **Permitted (P)** in **GC**.
- *Microbrewery/Microwinery/Microdistillery* – **Permitted (P)** in **TC**.
- *Outdoor Entertainment or Recreation Facility* – **Special Exception (SE)** in **all districts**.
- *Private Club or Lodge* – **Special Exception (SE)** in **all districts**.
- *Recreational Facility (Non-Governmental)* – **Special Exception (SE)** in **all districts**.
- *Restaurant (No Drive-Through)* – **Permitted (P)** in **GC**.
- *Tavern* – **Special Exception (SE)** in **GC**.
- *Parking Garage* – **Special Exception (SE)** in **all districts**.

Summary

Institutional Uses

- *Child Care Center* – **Special Exception (SE)** in all districts.
- *Place of Worship* – **Permitted (P)** in all districts.
- *Community Center* – **Special Exception (SE)** in RD.
- *Emergency Services Station* – **Special Exception (SE)** in all districts.
- *Library/Museum* – **Special Exception (SE)** in all districts.
- *Licensed Hospital, Nursing Home, or Personal Care Home* – **Special Exception (SE)** in all districts.
- *Schools* – **Special Exception (SE)** in RD, SR, and TR, and **Permitted (P)** in TC and GC.

Supplemental Regulations – Items for Further Research

The following uses will require additional supplemental standards, such as parking, design, buffering, or operational conditions:

- Accessory Dwelling Units (ADUs), Mobile/Manufactured Home Parks, Animal Kennels, Banquet Halls (including parking/loading standards), Bus Station, Office Uses (Business/Professional/Governmental), Funeral Homes, Indoor Entertainment/Recreation Facilities, Cannabis Dispensary, Microbrewery / Microwinery / Microdistillery, Outdoor Entertainment/Recreation Facilities, Private Club or Lodge, Non-Governmental Recreational Facilities, Retail Stores, Sale or Rental of Motor Vehicles, Farm Equipment, and Miscellaneous Vehicles, Tavern, Service Businesses, Parking Garage, Child Care Center, Community Center, Emergency Services Station, Library or Museum, Licensed Hospital, Nursing Home, Personal Care Home

Additional Comment

- Section 507 – Walls Not Parallel to Lot Line: Review for accuracy and clarity.
- Restaurant Definitions: Reverse or clarify the definitions to ensure consistency with intended use (e.g., restaurant vs. restaurant with drive-through).
- Accessory Uses: Consider adding language to allow a small-scale, in-home day care as an accessory use.

Adjourn – Next Meeting is Rescheduled for Thursday, November 6th @ 5:30 PM