

Summary

Friendsville Zoning Update
SC Meeting
11/6/2025 @ 5:30PM

Welcome

Introductions

Use Table

- Accessory Dwelling Units (ADUs): Permitted in all districts except GC.
- Cannabis Dispensary: SE in TC; Permitted (P) in GC.
- Public Building: Permitted in all districts.
- Trade/Professional School: SE in all districts (supplemental regulations needed).
- Brewery/Distillery: Permitted (P) in GC.
- Cannabis Processing Facility: SE in RD. (A separate use should be created for Hemp Facility.)
- Junkyard: Prohibited Special Principal Use in all districts.
- Data Centers: Add to Use Table; Prohibited Special Principal Use in all districts.
- Light Manufacturing: SE in TC; Permitted (P) in GC.
- Production, processing, cleaning, testing, and distribution of materials: Permitted (P) in GC.
- Storage Facility: Permitted (P) in GC.
- Repair Garage: SE in GC.
- Wind Energy System: Add supplemental regulations; SE in all districts (similar to Solar Energy Systems).
- Transient Vacation Rental Units (TVRUs): After extensive discussion, the committee agreed TVRUs should be Permitted in all districts except GC, with supplemental regulations to allow administrative approval rather than requiring a Board hearing. There was also discussion about potentially capping the total number allowed in town.
- Family Day Care Home: Permitted in all districts except GC.
- Fences/Walls: Permitted in all districts.
- Keeping of Chickens: Expand definition to include fowl/other birds.
- Signs: Permitted in all districts.
- Solar/Wind (Small-Scale): Allowed with additional supplemental regulations.
- There was also a lengthy discussion about increasing number of uses were being listed as Special Exceptions in the RD District. There was conversation that this was the opposite of

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what was discussed at the start of the planning process — which was to maintain the RD District as rural in character, focused on single-family residential development and uses that are compatible with a low-density, rural environment.

- This led to a broader conversation about whether the committee wanted to preserve the RD District as it currently functions (rural/residential) or shift toward a mixed-use district given the amount of available land. After much discussion the committee overall expressed support for keeping the RD District as a Rural Development District, consistent with its current intent.

Dimensional Requirements

The SC ran out of time but was encouraged to look over the dimensional requirements ahead of next meeting.

Supplemental Regulations

There were no additional comments for Supplemental Regulations at this time.

Next Steps

Review Supplemental Regs

Review Signage

Review Parking

Adjourn