

Summary

Friendsville Zoning Update
SC Meeting
12/9/2025 @ 5:30PM

Welcome

Introductions

Use Table

- Mobile Home Parks – Change from Special Exception (SE) in the Town Residential District to SE in the Suburban Residential District.
- Business Offices – Remove SE status from the Rural Development (RD) District.
- Indoor Entertainment / Recreational Facilities – Remove SE status from the Suburban Residential District.
- Outdoor Recreation and Recreational Facility (Non-Governmental) – Combine into a single use and remove SE status from the Suburban Residential District.
- Restaurants (No Drive-Through), Retail Stores, and Service Businesses – Remove SE status from the Town Residential District.
- Commercial Parking Garage – Remove SE status from all districts except the Town Center (TC) District; limit by height and applicable dimensional standards.
- Community Center – Update the definition and change to Permitted (P) in the Rural Development (RD) and Town Center (TC) Districts.
- Library or Museum – Change to Permitted (P) in the Town Center (TC) District.
- Licensed Hospital and Nursing Home – SE in the Town Center (TC) District and Permitted (P) in the General Commercial (GC) District.
- Personal Care Home – Remove from the Use Table; additional research is needed to determine current relevance under Maryland law.
- Public Schools – Change to Permitted (P) in the Town Center (TC) District.
- Trade / Professional School – Change to Special Exception (SE) in the Town Center (TC) and General Commercial (GC) Districts.
- Large-Scale Solar Energy Systems – Change to Permitted (P) in all districts.
- Agricultural Activities – Expand the definition to clarify permitted agricultural uses (excluding small household gardens).
- Transient Vacation Rental Units – Tabled for discussion at the next meeting.
- Keeping of Chickens – Further research required to determine appropriate districts where this use should be permitted.

Summary

Dimensional Requirements

- The Steering Committee (SC) will review the dimensional requirements and come prepared to discuss potential changes for each zoning district at the next meeting.

Signage

- Due to time constraints, signage was not fully reviewed. Key concerns include difficulty interpreting where signs are permitted and which sign types are allowed—particularly within business districts. This section is generally confusing and should be simplified and clarified.

Supplemental Regulations

- Supplemental Regulations will be updated to align with the approved Use Table changes and committee comments.

Next Steps

Review Dimensional Requirements

Review Signage

Review Parking

Adjourn – Next meeting scheduled for Thursday, January 15.