

# Summary

**Friendsville Zoning Update**  
**SC Meeting**  
2/19/2026 @ 5:30PM

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## Welcome

Introductions

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## Zoning Map & Use Table

The Zoning Map and Permitted Use Table were reviewed to evaluate whether revisions to district classifications or use permissions were warranted. Based on this review, the following updates are proposed:

- **Banquet Hall** will be permitted by right (P) in the **General Commercial (GC)** District.
- **Indoor Entertainment or Recreational Facility** will be permitted by right (P) in the **GC District**.
- **Microbrewery / Microdistillery** will be permitted by right (P) in the **GC District**.
- **Pharmacy** will require Special Exception (SE) approval in both the **Town Center (TC)** and **GC Districts**.
- **Private Club or Lodge** will be permitted by right (P) in both the **TC and GC Districts**.
- **Restaurant (Drive-Through)** will be permitted by right (P) in the **GC District**.
- **Sale or Rental of Motor Vehicles** will require Special Exception (SE) approval in the **GC District**.
- **Tavern** will be permitted by right (P) in the **GC District**.
- The definition of **Contractor Offices and Shops** will be updated for clarity.
- **Keeping of Chickens** will be permitted by right (P) in all zoning districts, subject to compliance with the standards established in the draft ordinance.
- **Gardens** will be added to the list of permitted accessory structures.

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## Dimensional Requirements

The dimensional standards were reviewed, and the following revisions are proposed:

- For **Dwelling Units in Combination with a Permitted Commercial Use**, the minimum lot area requirements should align with the applicable commercial district standards. Accordingly, the minimum lot area in the **Town Center (TC) District** should be 5,000 square feet, and in the **Town Residential (TR) District** should be 10,000 square feet, consistent with the underlying district requirements.
- The minimum lot area for **Single-Family Detached Dwellings** should be 5,000 square feet.

# Summary

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## **Signage**

The signage will be reviewed at the next SC Meeting.

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## **Next Steps**

Review Parking

Drafting Ordinance

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## **Adjourn**