

# FREDERICK COUNTY ZONING DESIGNATION DESCRIPTIONS

- RC – Resource Conservation
- A – Agricultural
- R – Residential Districts
- PUD – Planned Unit Development
- MH – Mobile Home Park
- VC, GC, HS – Commercial Districts
- LI, GI, MM, ORI – Industrial Districts
- MXD – Mixed Use Development
- SW – Solid Waste

## Sec. 1-19-238. Resource Conservation zoning district (RC).

The purpose of the resource conservation zoning district is to allow low intensity uses and activities which are compatible with the goal of resource conservation to be located within mountain and rural wooded areas. Areas within this district include mountain areas, rural woodlands, and cultural, scenic, and recreation resource areas. Environmentally sensitive areas within the resource conservation zone, including steep slopes, wetlands and the habitats of threatened and endangered species, will be protected from development. (Ord. No. 77-1-78, § 40-51) 1-24-77; Ord. No. 95-02-126, 3-2-95)

## Sec. 1-19-239. Agricultural zoning district (A).

The purpose of the agricultural district (A) is to preserve productive agricultural land and the character and quality of the rural environment and to prevent urbanization where roads and other public facilities are scaled to meet only rural needs. (Ord. No. 77-1-78, § 40-52) 1-24-77)

## Sec. 1-19-240. Residential density zoning districts generally.

The purpose of the residential density districts is to promote healthful and convenient distribution of population with sufficient densities to maintain a high standard of physical design and community service. Residential density districts will conform to the county comprehensive plan and will be located within areas identified for residential development. The districts, as a group, are intended to provide for a variety of dwelling types and densities and to offer housing choices at various economic levels. It is further the intent to establish various densities of residential developments in order to efficiently and effectively provide for necessary public services and facilities. The following residential density districts and maximum densities are hereby established:

<b>Residential District</b>	<b>Residential Density Class</b>	<b>Maximum Dwelling Units Per Acre</b>
R-1	Low	1
R-3	Low	3
R-5	Medium	5
R-8	Medium	8
R-12	High	12
R-16	High	16

The location of the districts will be consistent with the standards, criteria, and location as specified in the county comprehensive development plan. (Ord. No. 77-1-78, § 40-531 1-24-77)

## Sec. 1-19-241. Special residential zoning districts.

- The planned unit development district (PUD) is a floating zone which is established for

the purpose of providing for small and large scale developments incorporating a variety of residential and related uses which are planned and developed as a unit.

- b) The mobile home park district (MH) is a floating zone established for the purpose of providing for the development of planned mobile home parks thereby increasing choices of housing types. (Ord. No. 77-1-78, § 40-541 1-24-77)

Sec. 1-19-242. Commercial zoning districts.

- (a) The purpose of commercial districts is to provide sufficient and convenient locations throughout the county for commercial uses, serving the needs of local areas, the larger community, and regional users.
- (b) The village center district (VC) is intended to provide commercial services to the rural farm and rural non-farm population of the county by utilizing the established rural commercial areas within the various communities. These small communities have historically been the commercial centers for the surrounding rural areas and it is the purpose of this district to promote their continuance.
- (c) The general commercial district (GC) is intended to provide general retail commercial and business services. The general commercial district will be located on roads with a minimum classification of collectors as designated by the comprehensive development plan.
- (d) The highway service district (HS) is intended to provide varied services to the motoring public. Highway service districts will be located at intersections or interchanges of roads with minimum classification of arterial street in the comprehensive development plan. (Ord. No. 77-1-78, § 40-55, 1-24-77)

Sec. 1-19-243. Industrial zoning districts.

- (a) The purpose of the industrial districts is to provide for the development of varied industrial uses that would supply needed employment opportunities for the county. Industrial development has inherent characteristics that require special attention and protection. Due regard must be given to industrial needs for adequate site locations with concentration on terrain, availability of water and sewer systems, transportation, and compatibility with surrounding development.
- (b) The limited industrial district (LI) is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.
- (c) The general industrial district (GI) is intended to provide areas for industries involving manufacturing or processing and for those industrial uses which cannot meet the performance criteria of the limited industrial district.
- (d) The mineral mining district (MM) is a floating zone established for the purpose of providing for the development of needed mineral resources in areas where such resources exist subject to adequate safeguard for the conservation of the environment.
- (e) The office/research industrial district (ORI) is intended to provide for the development of office, research and limited manufacturing uses in high visibility locations along major highways. Development in this district shall be characterized by an absence of nuisances in a clean and aesthetically attractive setting. This district shall permit limited

manufacturing, fabrication or assembly operations which would, by nature of the product, or magnitude of production, be compatible with research, professional or business offices. Commercial uses shall be limited to those which are primarily oriented towards servicing those businesses located within the office/research industrial district. (Ord. No. 77-1-78, § 40-56, 1-24-77; Ord. No. 85-34-366, 8-8-85)

Sec. 1-19-324. Mixed-use development (MXD).

The mixed-use development (MXD) district is a floating zone which is established for the purpose of providing for a compatible mixture of commercial, employment, residential, recreational, civic and/or cultural uses which are planned and developed as a unit. The location of an MXD district is restricted to areas which are designated office/ research or limited industrial on the Frederick County Comprehensive Plan and which meet the location and size requirements set forth in this section. An MXD can be established on undeveloped land or as part of an existing project. "Project" is herein defined as a development having an approved preliminary plan. An MXD should act as a complement to, and become a focal point for, the surrounding areas.

Sec. 1-19-325. Solid waste district.

Solid Waste district (SW) shall be a floating zone which may be established within Agricultural, Village Center, Highway Service, General Commercial, Office Research/Industrial, Limited Industrial and General Industrial zoning districts and when having the corresponding comprehensive plan land use designation.