
2009 Town of Thurmont Master Plan

Citizen Request for Zoning Map Designation

Thurmont's Zoning Districts

Below are brief descriptions of Thurmont's current zoning designations. For a complete description of any of these zoning districts, please refer to the [Town of Thurmont Zoning Ordinance](#) available for review at the Town Office (10 Frederick Road) between the hours of 8:00 AM and 4:00 PM, Monday through Friday.

OS Open Space

Open space & natural resource protection. Uses include agriculture, parks, recreational activities, cemeteries, natural areas, schools, public buildings, public works facilities.

A-1 Agriculture

Agricultural and related activities. Uses include agriculture, commercial nurseries & greenhouses, single-family dwellings, religious facilities, civic meeting places, temporary amusement activities, day care centers, wastewater treatment plant, cemeteries, schools, public buildings.

TB Town Business

Town Center mixed uses serving central business area - compact design & pedestrian oriented. Uses include single-family & 2-family dwellings, apartments (attached to commercial structures), hotels/motels/boarding houses, various retail uses, commercial business, personal services, commercial amusements, service stations, religious & civic uses, nursing homes, public safety facilities, day care centers.

GB General Business

Retail, Service and Professional Activity - Intensive (including auto-oriented uses). Uses include existing residential uses (R-5 regulations), apartments (only on upper floors of commercial structures), hotels/motels/boarding houses, various retail uses, commercial business, personal services, boat sales, farm equipment sales, lumber yard, building contractor trades, commercial greenhouses/nurseries, lab research/testing, commercial wholesaling and agricultural processing, recycling center, carwash, auto body repair, religious uses, civic/private clubs, public safety, public utilities, day care centers.

I-1 Industrial

Industrial and commercial activities governed by performance standards and served by road & rail. Uses include warehousing, storage, GB district uses (not including residential, religious, and cultural activities), truck freight terminal, light manufacturing, R&D activities.

OC Office Commercial

Office and research activities with some complementary commercial/service uses. Uses include professional offices, R&D activities, limited manufacturing, hotels and motels, restaurants, delis, cafes, banks, dry cleaning, hair cutting/styling, day care centers.

R-1 Low Density Residential

Large lot, single-family, residential homes w/o conflicting uses and congestion. Uses include agriculture, religious facilities, day care centers, temporary amusements, cemeteries, single-family detached dwellings

R-2 Medium Density Residential

Modest lot size, single-family, residential homes on public water/sewer. Uses include agriculture, religious facilities, day care centers, single-family detached dwellings, two-family dwelling units (conversions of existing sfd's only...owner-occupied only)

R-3 Medium Density Residential

Modest lot size, mix of residential dwelling types. Uses include agriculture, religious facilities, day care centers, single-family detached dwellings, two-family dwelling units (conversions of existing sfd's...owner-occupied); two-family dwelling units (conventional), townhouses

R-4 High Density Residential

Modest lot size, mix of residential dwelling types- attached and detached. Uses include agriculture, religious facilities, day care centers, temporary amusements, cemeteries, rec. clubs/facilities, single-family detached dwellings, two-family dwelling units (conversions of existing sfd's...owner-occupied); two-family dwelling units (conventional), townhouses

R-5 High Density Residential

Traditional multi-family residential uses. Uses include agriculture, religious facilities, day care centers, temporary amusements, cemeteries, rec. clubs/facilities, civic meeting rooms, single-family detached dwellings, two-family dwelling units (conversions of existing sfd's...owner-occupied); two-family dwelling units (conventional), townhouses, multi-family dwellings (apartments, condominiums), nursing homes

MXV-1 Mixed Use Village 1

Traditional mixed-use area geared toward encouraging the redevelopment of larger vacant and underutilized properties in town.. Uses include 'live/work' units, townhouses, small apartment buildings, retail sales, offices, restaurants (no drive through), artists studios/galleries, schools, small parks, religious uses, banks/financial, library/museums, and any combination of these uses on a site or in a structure

MXV-2 Mixed Use Village 2

Traditional mixed-use area geared toward encouraging the reuse or redevelopment of structures along the Main Street corridor. Directs mixed use into structures such that commercial uses are located on first floor level and residential uses on upper levels. Mixed use not required, but non-residential uses allowed only as mixed use project. Many, but not all, uses from MXV-1 are allowed in MXV-2.

For information regarding the Proposed *Thurmont Master Plan* or general questions regarding how a proposed zoning designation might affect your property, please contact:

Denis Superczynski at 301-600-1142 or dsuperczynski@fredco-md.net

For help in identifying your *current zoning designation*, please contact:

Becky Long at 301-271-7313 (ext. 207) or Blong@thurmontstaff.com