

THURMONT PLANNING AND ZONING COMMISSION  
10 FREDERICK ROAD, P. O. BOX 17 THURMONT, MARYLAND 21788  
Phone (301) 271-7313

28 February 2011

Mayor and Board of Commissioners  
Town of Thurmont  
10 Frederick Road  
P.O. Box 17  
Thurmont, MD 21788

RE: Proposed Zoning Ordinance Amendment – Regulations for Two-Family Dwellings

Dear Mayor Burns,

The Thurmont Planning & Zoning Commission held a public hearing on Thursday, February 24, 2011 to receive comments on the draft amendment to the Zoning Ordinance that would permit two-family dwellings in the R-2 and R-3 zoning districts without a requirement for owner-occupancy. The proposed changes would amend Article 5, Sections 2.3 and 3.4 of the Thurmont Zoning Ordinance (Chapter 133 of the Town Code).

After closing the public hearing and after a brief discussion, the Planning & Zoning Commission voted unanimously to send a favorable recommendation to the Mayor and Board regarding the proposed zoning amendment. The amended text, as recommended, is included with this letter.

If you have any questions or concerns regarding the proposed zoning amendment, please do not hesitate to contact me and I will be happy to discuss the next steps in this process.

Sincerely,



Denis Superczynski, AICP  
Thurmont Town Planning Assistant  
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cc: Becky Long  
Randy Cubbedge  
Bill Blakeslee  
Jim Brown  
Kenneth Oland

ARTICLE V  
PROVISIONS GOVERNING THE R-1, R-2, R-3, R-4, R-5  
(RESIDENTIAL) DISTRICTS

The R-1 (low density) District is intended to encourage and promote the development of large lot, single family residential neighborhoods free from congestion and conflicting land uses.

The R-2 (medium density #1) District is intended to provide for single family residential development on small lots where community sewer and water facilities are constructed or program- med.

The R-3 (medium density #2) District is intended to provide for a greater mix of residential dwelling types on small lots.

The R-4 (high density #1) District is intended to provide for detached and attached single family dwellings on small lots.

The R-5 (high density #2) District is intended to provide for traditional multi-family dwelling structures.

**SECTION 1.0 USES PERMITTED IN THE R-1 (LOW DENSITY) DISTRICT**

- 1.1 Agricultural activities as permitted in the A-1 district.
- 1.2 Single Family detached dwellings
- 1.3 Churches
- 1.4 Circus, Carnival and other temporary amusement facilities.
- 1.5 Day Care Centers
- 1.6 Cemeteries

**SECTION 2.0 USES PERMITTED IN THE R-2 (MEDIUM DENSITY #1) DISTRICT**

- 2.1 Agricultural Activities
- 2.2 Single Family detached dwellings.
- 2.3 Two Family dwelling units~~as permitted under~~
- 2.4 Churches
- 2.5 Day Care Centers

**SECTION 3.0 USES PERMITTED IN THE R-3 (MEDIUM DENSITY #2) DISTRICT**

- 3.1 Agricultural activities
- 3.2 Single family detached dwellings
- 3.3 ~~Two family dwelling unit as permitted under Article V, Sec. 1.3) Reserved~~
- 3.4 Two family dwelling units~~as permitted under~~
- 3.5 Duplex dwellings ~~as permitted under Art V, Sec. 1.3)~~
- 3.6 Townhouses ~~as permitted under Art V, Sec. 1.3)~~
- 3.7 Churches
- 3.8 Day Care Centers

~~On single homes converted to two-family units, the owner of the dwellings must occupy one of the units.~~