

Roof over Deck in R-5 District:

Provided the following conditions are met, one-story additions and the enclosing and roofing of an attached deck which is no greater than 48 inches above grade may be constructed within the required 30' foot rear yard in the R-5 district:

- The construction shall encroach no further than 10 feet into the required rear yard,
- The interior space added or the deck space enclosed shall be no greater than 400 square feet,
- The principal structure on the lot must be either a detached single-family house or a duplex, and
- On duplex lots, the construction shall be on the side of the unit opposite the adjoining unit.

Solar Panel Installation:

- A Town Zoning Certificate is required along with a Frederick County Building Permit.
- If the property is served by Town electric service a Interconnection Agreement must be submitted along with the Zoning Certificate.
- Zoning Certificate fee is based on panel installation cost.

Frederick County Department of Permits and Inspection:

- 30 N. Market St., Frederick MD 21701
- 301-600-2313

You must apply with the Town of Thurmont for your Zoning Certificate before applying to Frederick County, if a County permit is required.

Town of Thurmont Zoning Application Fees

Residential

\$5,000 or less = \$25
\$5,001—\$15,000 = \$30
\$15,001—\$30,000 = \$35
\$30,001—\$50,000 = \$40
\$50,001 and over = \$45

Commercial

\$50,000 or less = \$95
\$50,001—\$75,000 = \$100
\$75,001—\$100,000 = \$105
\$100,001—\$150,000 = \$110
\$150,001—\$200,000 = \$115

Please note this may not cover all guidelines for building within the Town of Thurmont, If you should have any questions please contact the Town Office at 301-271-7313.

Zoning Administrator :

Jim Humerick 301-271-7313 ext. 204
jhumerick@thurmontstaff.com

Town Planner:

Kelly Duty 301-271-7313 ext.215
kduty@thurmontstaff.com

Zoning / Utility Inspector:

Jim Rice 301-569-1157
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Sr. Administrative Assistant/Office Manager:

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General Guidelines for Obtaining Zoning Certificates



The following are some general guidelines for obtaining a Zoning Certificate from the Town of Thurmont. You must submit a plat or drawing of the property showing the structure along with the Zoning Certificate Application, associated fee and have the proposed structure staked.

Sheds, Open Decks, Detached Buildings:

- Five (5) feet minimum from rear and side property lines (for inside units of town-houses there is no side yard setbacks for decks and sheds).
 - Ten (10) feet minimum from dwelling which includes an attached garage.
 - 6' from any other accessory structures.
 - Structure height above 15' must adhere to zoning district setbacks, height cannot exceed 25' or an area of 600 square ft. or 50% of dwelling footprint whichever is larger.
 - Sheds/Structures 150 sq. ft. or larger require a Frederick County Building Permit. A materials list must be supplied for these structures.
 - Sheds under 150 sq. ft. only require a Town of Thurmont Zoning Certificate.
 - A maximum of four (4) accessory structures may be located on a single lot.
 - All deck permits require a Frederick County Building Permit.
 - Any additions added to sheds must conform to the above setbacks and you must reapply for a Zoning Certificate with the Town for the addition. If the addition makes the total structure 150 sq. ft. or larger a Frederick County Building Permit is also required.
 - Any addition made to decks must conform to the above setbacks and you must reapply for a Zoning Certificate with the Town and a Frederick County Building Permit.
- If you enclose a deck or place a roof over a deck attached to a dwelling, you must conform to the setbacks and requirements listed under Additions to Dwellings unless you are in the R-5 District (see roof over deck in R-5 District).**
- Zoning Certificate fee is based on the completed value of the structure.
 - No structures permitted in easements.

Pools:

- A swimming pool is defined in the Code of the Town of Thurmont as any pool having a depth exceeding 24 inches.
- Six (6) feet minimum from side and rear property lines and six (6) feet minimum from dwelling.
- Six (6) feet from any accessory structure (decks, sheds, detached buildings).
- If the pool is attached to a deck on a house, water line must be a minimum of six (6) feet from dwelling.
- Any decking around pool must be five (5) feet from rear and side property lines and then (6) feet minimum from any accessory structure.
- No swimming pool will be permitted forward of the front line of the house.
- No swimming pools allowed in easements.
- Zoning Certificate fee is based on completed value of the pool.
- Four (4) feet fences are required if the pool wall is less than four (4) feet above ground level (separate permit required for fence).
- A Frederick County Building Permit is required.

Additions to Dwellings:

- Ten (10) feet minimum from side property lines.
- Ten (10) feet minimum from accessory structures.
- Depending on zoning district there is a rear yard setback of 20 ft., 30 ft., or 40 ft.
- Depending on zoning district there is a front yard setback of 20 ft., 25 ft., or 30 ft.
- Zoning Certificate fee is based on the completed value of the addition.
- A Frederick County Building Permit is required.

Fences:

- Fences not exceeding six (6) feet in height may be located in any side or rear yard, fences not exceeding four (4) feet in height may be located in any front yard. Fences greater than four (4) feet and up to six (6) feet in height shall be permitted in the front yard of corner lots only, with the following conditions:
 1. A fence may extend into only one of the two front yards.
 2. Fences shall be setback a minimum of 9 feet from the road right-of-way/property line. Illustrations are available upon request for placement of six (6) feet fences in front yards.
- Fences are allowed on property lines (Owner is responsible for knowing the location of property lines). No fences allowed in certain easements. If allowed in easements in the event the town would need access in the easement the fence will be removed and not replaced.
- Accessibility to electric meters for maintenance and reading must be maintained at all times.
- \$25 Zoning Certificate fee applies

Replacement Structures :

- Where there is no change to size, location, height, etc. you must apply for a Zoning Certificate with the Town and depending on structure a Frederick County Building Permit may be required.
- \$25 Zoning Certificate fee applies