

Bill No. 22-05					
Concerning: Amending Chapter 1-19 of the County					
Code (Zoning Ordinance) to add Critical Digital					
Infrastructure as a New Use					
Introduced: February 1, 2022					
Revised: Draft No					
Enacted:					
Effective:					
Expires: May 2, 2022					
Frederick County Code, Chapter 1-19					
Section(s) 11.100, 5.310, 6.100, 8.402, 8.403, 2.170					

COUNTY COUNCIL FOR FREDERICK COUNTY, MARYLAND

By: Council President M. C. Keegan-Ayer on behalf of County Executive Jan Gardner

AN ACT to: Amend Chapter 1-19 of the Frederick County Code (Zoning Ordinance) to add Critical Digital Infrastructure as a new use.

Date Council Approved:	Date Transmitted to Executive:
Executive:	Date Received:
Approved:	Date:
Vetoed:	Date:
Date returned to Council by Coun	by Executive with no action:
By amending:	
Frederick County Code,	Chapter, 1-19 Section(s) 11.100, 5.310, 6.100, 8.402, 8.403, and 2.170
Other:	

Boldface
<u>Underlining</u>
[Single boldface brackets]
* * *

Heading or defined term.
Added to existing law.
Deleted from existing law.
Existing law unaffected by bill.

1 Bill No. 22-05

2	The County Council of Frederick County, Maryland, finds it necessary and appropriate to								
3	amend the Frederick County Code to amend Chapter 1-19 of the Frederick County Code (Zoning)								
4	to add Critical Digital Infrastructure as a new use.								
5	NOW, THEREFORE, BE IT ENACTED BY THE COUNTY COUNCIL OF								
6	FREDERICK COUNTY, MARYLAND, that Chapter 1-19 of the Frederick County Code be, and								
7	it is hereby, amended as shown on the attached Exhibit 1.								
8	AND BE IT FURTHER ENACTED AND ORDAINED that the following transitional								
9	provisions shall apply:								
10 11 12 13 14	The requirements set forth under 1-19-8.402(B)(5) regarding review by the Architectural Review Committee shall not take effect until the Committee has been appointed by the County Executive and confirmed by the County Council.								
15 16 17 18 19	M. C. Keegan-Ayer, President County Council of Frederick County, Maryland								

1 Exhibit 1 2 § 1-19-11.100. DEFINITIONS. **** 3 4 Critical Digital Infrastructure Electric Substation: A high-voltage electric system 5 facility used to switch generators, equipment, and circuits or lines in and out of a system, change AC voltages from one level to another, or change alternating current to 6 direct current or direct current to alternating current. Critical Digital Infrastructure Electric 7 8 Substations may only be constructed in conjunction with a Critical Digital Infrastructure 9 Facility. 10 Critical Digital Infrastructure Facility: A facility consisting of one or more buildings 11 used primarily for the storage, management, processing, and transmission of digital 12 data, and which houses computer or network equipment, systems, servers, appliances, 13 and other associated components related to digital data operations. The facility may also include customary accessory uses such as an office use, air handlers, power 14 15 generators and storage, water cooling and storage facilities, and associated utility infrastructure needed to support sustained operations of the digital infrastructure. 16 **** 17 18 19 § 1-19-5.310. USE TABLE. 20

Uses	RC	A	R1	R3	R5	R8	R12	R16	vc	МХ	GC	ORI	LI	GI
Limited manufacturing and assembly use												PS	PS	PS
General manufacturing														PS

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Critical Digital Infrastructure Facility											<u>PS</u>	<u>PS</u>
Critical Digital Infrastructure Electric Substation											<u>PS</u>	<u>PS</u>
Nongovernme ntal Utility	Е	Е	Е	Е	Е	Е	Е	Е	Е	PS	PS	PS
Nongovernme ntal electric substation											E	E

3

§ 1-19-6.100. DESIGN REQUIREMENTS FOR SPECIFIC DISTRICTS.

Use Classification Minimum **Minimum Lot** Lot Front Side Rear Height Lot Area Area per Unit Width Yard Yard Yard Limited Industrial District LI 5 acres 300 40 50 50 30' Natural resources 20,000 100 25 20 60' Industrial 20,000 100 25 20 60' Automobile services Wholesaling/processing 20,000 100 25 20 60' Open space uses No minimum Governmental and public utility 20,000 200 40 40 40 30' 20,000 200 50 50 50 30' Nongovernmental utility, nongovernmental electric substation 100 25 20,000 10 25 60' Self-storage units

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20,000

sq. ft.

Solar facility, commercial

200

50

50

50

30'

^{*** -} indicates existing law unaffected by bill.

Critical Digital Infrastructure Facility	80,000	<u>200</u>	<u>50²</u>	<u>50²</u>	<u>50²</u>	<u>60</u>
Critical Digital Infrastructure Electric Substation	20,000	<u>200</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>30</u>

2

Use Classification	Minimum Lot Area	Minimum Lot Area per Unit	Lot Width	Front Yard	Side Yard	Rear Yard	Height
General Industrial District GI							
All permitted uses	1 acre	-	150	25	15	40	60'
Open space uses	No minimum	1	-	-	-	-	-
Governmental and public utility	1 acre	-	200	40	40	40	30'
Nongovernmental utility, nongovernmental electric substation	1 acre	-	200	50	50	50	30'
Self-storage units	20,000	-	100	25	10	25 ****	60' ****
Solar facility, commercial	1 acre		200	50	50	50	30'
Critical Digital Infrastructure Facility	80,000		200	<u>50²</u>	<u>50²</u>	<u>50²</u>	<u>60</u>
Critical Digital Infrastructure Electric Substation	20,000		200	<u>50</u>	<u>50</u>	<u>50</u>	<u>30</u>

4

5

- 6 * Equal to the height of structure.
- 7 ** Minimum 10' green area no parking within area
- 8 *** For development within the Village Center Zoning District see also §§ 1-19-
- 9 <u>7.500(B)(2)</u> and (3)
- 10 **** Or as determined under §§ <u>1-19-7.500</u>(B)(3), whichever is greater
- 11 ***** Except as provided in § <u>1-19-8.450(B)(2)</u> and § <u>1-19-8.450(D)(1)</u>.
- 12 1 Any proposed addition would have to meet setbacks required for new structures.
- 13 Parking requirements of §§ <u>1-19-6.200</u> through <u>1-19-6.240</u>.

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1	2 As shown or equal to height of structure, whichever is greater.
2 3	3 Development within the VC zoning district may not exceed the density as specified within §§ 1-19-7.500 (B)(1).
4	****
5	§ 1-19-7.600. INDUSTRIAL DISTRICTS
6	****
7	(F) The requirements of 1-19-8.402 apply to a Critical Digital Infrastructure Facility.
8	
9	****
10	1-19-8.402 Critical Digital Infrastructure Facilities in the LI and GI Districts.
11	The following provisions apply to Critical Digital Infrastructure Facility in the LI and GI
12	<u>Districts.</u>
13	(A) Bulk Regulations
14	(1) The Planning Commission may approve a reduction to, but not elimination
15	of, the required yard setbacks in § 1-19-6.100 between adjoining Critical
16	Digital Infrastructure Facilities in the LI and GI Districts during the site plan
17	review process, if the Planning Commission finds that reducing the
18	setbacks:
19	a. increases the size and usability of open space areas;
20	b. increases the landscape buffer areas along other adjacent property
21	lines with different land uses;
22	c. provides additional buffer areas for environmentally sensitive areas
23	or resources; or
24	d. facilitates compliance with the design criteria listed under §1-19-
25	<u>8.402(B).</u>
26	Notwithstanding any reduction approved by the Planning Commission, the
27	distance between structures must comply with applicable building code
28	-
	requirements.
29	(B) <u>Design Requirements</u>

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1	(1) Buildings must be predominantly designed and constructed to include
2	finishes and materials of consistent quality and design on all sides. All
3	building facades that are in public view must avoid the use of
4	undifferentiated facades and long, plain wall sections by including a
5	combination of the following design elements: change in building height,
6	building step-backs or recesses, windows, doors, changes in building
7	material, patterns, textures, colors, or use of accent materials.
8	Architectural renderings or plans must be submitted as part of the Site
9	Development Plan application for approval by Staff and the Planning
10	Commission to assure that the appearance, type of building materials, or
11	other aspects of the building are consistent with the purposes and intent of
12	the Critical Digital Infrastructure design requirements.
13	(2) Building entrances must be designed and oriented in terms of their
14	relationship to the human scale and must reflect this relationship through
15	the inclusion of human-scaled architectural elements.
16	(3) Refuse and recycling dumpsters, service doors, and mechanical
17	equipment must face away from roadways, pedestrian routes, and public
18	areas.
19	(4) In order to minimize visibility from adjacent roads and adjacent properties,
20	ground level and roof top mechanical equipment, power generators, water
21	cooling and storage facilities, utility substations, and other associated
22	utility infrastructure to support sustained operations of the infrastructure
23	must be screened. This screening may be provided by a principal building.
24	Mechanical equipment not screened by a principal building must be
25	screened by a visually opaque fence, screen wall or panel, parapet wall,
26	or other visually opaque screen that must be constructed of materials
27	compatible with those used in the exterior architectural finishes of the
28	principal building.
29	(5) Staff shall refer site plans to the Architectural Review Committee for
30	review prior to the site plan being scheduled for Planning Commission.

1	The re	commendations of the Architectural Review Committee may be
2	<u>consid</u>	ered by the Planning Commission.
3	(6) <u>In addi</u>	tion to §1-19.6.400 the following landscaping, screening, and
4	<u>bufferir</u>	ng requirements must be met.
5	a.	Front yard(s) abutting a roadway must include a landscaped buffer.
6	b.	Except where adjoining a Critical Digital Infrastructure use, side
7		and rear yards must include a landscaped buffer.
8	C.	A landscaped buffer must include a four-season visual screen
9		resulting in multi-layered, staggered rows of overstory and
10		understory trees and shrubs that are a mix of evergreen and
11		deciduous vegetation, with an emphasis on species that are native
12		to Frederick County.
13	d.	The minimum height of overstory trees within a landscape screen
14		or buffer at planting must be a minimum of 6 feet with a minimum
15		caliper of 2 inches. The minimum height of understory trees and
16		shrubs at the time of planting must be 3 gallon or larger. Trees and
17		shrubs larger than the minimum sizes listed above will be required
18		where the minimum planting sizes will not provide adequate
19		screening or buffering within 2 years. Vegetation used to establish
20		a visual screen shall not be trimmed so as to stunt upward and
21		outward growth or to otherwise limit the effectiveness of the visual
22		screen.
23	e.	A berm, wall, or fence may be used in combination with vegetation
24		to satisfy the screening requirement where deemed appropriate by
25		County Staff and the Planning Commission. Walls and fences
26		must be made of quality materials and enhance rather than detract
27		from the beautification of the site. Walls and fences that are in
28		public view must avoid long, undifferentiated facades and long,
29		plain sections by including a combination of the following design

1		elements. Vanations in neight, step-backs of recesses, changes in
2		material, patterns, textures, colors, or use of accent materials.
3	f.	If security fencing is proposed, vegetative screening must be
4		placed between the fence and the public view. Fencing must be
5		made of high quality materials. Chain-link and similar woven metal
6		or plastic fencing shall not be used.
7	g.	If forest or hedgerows exist where screening or buffering is
8		required, it must be preserved to the maximum extent practicable
9	,	and supplemented with new plantings where necessary to provide
10		the desired screening or buffering.
11	h.	All landscaping, screening, and buffering must be maintained in
12		living condition.
13	i.	Applicant must submit a landscape, buffering, and screening plan
14		as part of the site plan application addressing the requirements and
15		timing of plantings. Screening and buffering must be installed as
16		early in the development process as possible. Occupancy shall not
17		be granted if screening and buffering requirements are not installed
18		in accordance with the approved site plan.
19	j. j	The Planning Commission may approve a modification to the
20		landscaping, buffering, and screening standards where an alternate
21		landscaping, buffering, and screening plan is provided that meets
22		the purpose and intent of these design requirements.
23	(7) Parking	g, loading, and signage must be provided in accordance with §1-19-
24	<u>6.200 t</u>	hrough §1-19-6.340.
25	(8) <u>Lightin</u>	g must comply with §1-19-6.500, but light poles must not exceed a
26	<u>height</u>	of 18 feet. The Planning Commission may require more restrictive
27	lighting	heights where deemed appropriate by the Planning Commission.
28	(9) <u>Bicycle</u>	rack requirements shall be in accordance with industrial parks in
29	<u>table §</u>	<u>1-19-6.220 (H) (1).</u>

1	(9) <u>Critica</u>	al Digital Infrastructure Facilities must meet all criteria found in 991-
2	<u> 19-7.6</u>	600 and 1-19-7.610.
3	(C) Subdivision a	and Street Frontage
4	(1) <u>Subdi</u>	vision of lot(s) for Critical Digital Infrastructure uses shall comply with
5	<u>Chapt</u>	ter 1-16 of the County Code.
6	(2) <u>Wher</u>	e two or more lots are proposed for Critical Digital Infrastructure
7	uses,	the lot frontage requirement of §1-19-4.520 may be met by
8	const	ruction of a private street subject to Planning Commission approval
9	and th	ne following:
10	a.	The lot or parcel from which the new lot is being created has fee-
11		simple frontage on a public street.
12	b.	The private street connects directly to a public road.
13	C.	The private street will not serve any uses that would be frequented
14		by the general public.
15	d.	For the purposes of establishing bulk regulations (setbacks, lot
16		width, etc.), the measurements along the portion of the lot(s)
17		fronting a private street must be the same as established for public
18		streets.
19	e.	The design of the private street must comply with Chapter 1-16 of
20		the County Code.
21	f.	Private streets may not create long, dead-end street networks and
22		must serve a limited number of lots and sites, as determined by the
23		Planning Commission.
24	g.	Private streets must be maintained by a property owner association
25		or similar organization.
26	h.	Easements, maintenance agreements, and covenants must be
27		provided to the County for review with the submission of a Final
28		Plat, and must be recorded by the applicant prior to lot recordation
29		and the recording reference noted on the final plat.
30	(D) Performance	<u>Standards</u>

<u>Underlining</u> *indicates matter added to existing law*. [Single boldface brackets] *indicates matter deleted from existing law*.

These performance standards for Critical Digital Infrastructure Facilities are
intended to mitigate potential detrimental effects on adjacent properties and the
neighborhood. All applications for site plan approval must be accompanied by a
registered engineer's certification that the use complies with all of the
performance standards. If, after occupancy of the structures, continuous or
frequent (even if intermittent) violations of the performance standards occur, and
after notice is given, bona fide and immediate corrective work is not performed
which successfully prevents the violation(s) from reoccurring, the Zoning
Administrator may suspend or revoke the Zoning Certificate and the Certificate of
Occupancy and require the operations and occupancy to immediately cease.
The Zoning Certificate and Certificate of Occupancy will be reinstated after the
property owner demonstrates to the Zoning Administrator's satisfaction, that
operation of the facilities is able to conform to these requirements.

(1) Noise:

- a. Noise must be measured with a sound level meter.
- b. The maximum sound pressure levels permitted from any source, measured within an adjacent property line, are set forth below:

Sound Measured to:	Decibels Continuous Slow Meter Responses
<u>Industrial Uses</u>	<u>70</u>
Commercial Uses	<u>64</u>
Residential Uses in any Zoning District	<u>55</u>
<u>Institutional Uses</u>	<u>55</u>
All Other Uses	55

c. The provisions of this section do not apply to:

1. <u>Transportation vehicles not under the control of the use.</u>

2. Occasionally used safety signals, warning devices, and emergency pressure relief valves.

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1	3. <u>Lemporary construction activity between 7:00 a.m. and 7:00</u>
2	<u>p.m.</u>
3	4. Other exemptions identified in §1-11-6- (F).
4	d. Air handlers, generators, and other mechanical devices must
5	comply with subsection (1)(b) above.
6	(2) Vibration: No vibration may be produced which is transmitted through the
7	ground and is discernible without the aid of instruments at any point
8	beyond the property line; nor may any vibration produce a particle velocity
9	of 2 inches per second measured at or beyond the property line. This
10	provision does not apply between adjoining Critical Digital Infrastructure
11	Facilities uses.
12	
13	1-19-8.403 Critical Digital Infrastructure Electric Substation in the LI and GI
14	<u>Districts.</u>
15	The following provisions apply to Critical Digital Infrastructure Electric Substations in the
16	LI and GI Districts:
17	(A) A Critical Digital Infrastructure Electric Substation may only be constructed for
18	the purpose of providing power to Critical Digital Infrastructure Facilities, and
19	when a Critical Digital Infrastructure Facility has received site plan approval from
20	the Planning Commission. An application for a Critical Digital Infrastructure
21	Electric Substation may be processed concurrently with an application for a
22	Critical Digital Infrastructure Facility.
23	(B) A Critical Digital Infrastructure Electric Substation may be connected to another
24	electrical system within the region. Any expansion of a Critical Digital
25	Infrastructure Electric Substation for the purpose of supporting other uses or
26	users must follow the rules, regulations, and procedures applicable to
27	Nongovernmental Electric Substation use.
28 29 30	(C) An application for a Critical Digital Infrastructure Electric Substation must include the following:

1 2 3	(1)	improve	non indicating the general conditions of use and existing ments on adjoining properties within a 1,000-foot radius surrounding ect property.
4 5 6 7 8 9	(2)	air, wildli	ption of the potential environmental and ecological (including water, ife, and vegetation) effects of the proposed Critical Digital cture Electric Substation on properties in the vicinity of the proposed ment.
10 11 12	(3)		ssment of the impact on nearby properties from electromagnetic be generated by the Critical Digital Infrastructure Electric Substation
13 14 15	(4)		ssment of safety and reliability, including provisions for emergency ns and shutdowns.
16 17 18 19 20	(5)	the Critic preserva areas, cr	ion as to how the applicant proposes to address the visual impact of cal Digital Infrastructure Electric Substation on designated ation areas, such as rural legacy areas, agricultural preservation ritical farms, Monocacy scenic river, designated heritage areas, sites and sites eligible for historic designation.
21 22 23 24 25 26	,	quality, void the Cr	ption of methods to be utilized to mitigate any waste disposal, air visual or noise impacts associated with the development or operation itical Digital Infrastructure Electric Substation.
	· /	-	
27			scaping, Screening, and Buffering
28		a.	A landscaped buffer must include a four-season visual screen
29			resulting in multi-layered, staggered rows of overstory and
30			understory trees and shrubs that are a mix of evergreen and
31			deciduous vegetation, with an emphasis on species that are native
32			to Frederick County.
33		b.	The minimum height of overstory trees within a landscape screen
34			or buffer at planting must be a minimum of 6 feet with a minimum
35			caliper of 2 inches. The minimum height of understory trees and
36			shrubs at the time of planting must be 3 gallon or larger. Trees and
37			shrubs larger than the minimum sizes listed above will be required

1		where the minimum planting sizes will not provide adequate
2		screening or buffering within 2 years. Vegetation used to establish
3		a visual screen shall not be trimmed so as to stunt upward and
4		outward growth or to otherwise limit the effectiveness of the visual
5		screen.
6	C.	A berm, wall, or fence may be used in combination with vegetation
7		to satisfy the screening requirement where deemed appropriate by
8		County Staff and the Planning Commission. Walls and fences must
9		be made of quality materials and enhance rather than detract from
10		the beautification of the site. Walls and fences that are in public
11		view must avoid long, undifferentiated facades and long, plain
12		sections by including a combination of the following design
13		elements: variations in height, step-backs or recesses, changes in
14		material, patterns, textures, colors, or use of accent materials.
15	d.	If security fencing is proposed, vegetative screening must be
16		placed between the fence and the public view. Fencing must be
17		made of high quality materials. Chain-link and similar woven metal
18		or plastic fencing shall not be used.
19	e.	If existing forest or hedgerows exist where screening or buffering is
20		required, it must be preserved to the maximum extent practicable
21		and supplemented with new plantings where necessary to provide
22		the desired screening or buffering.
23	f.	All landscaping, screening, and buffering must be maintained in
24		living condition.
25	g.	The Planning Commission may approve a modification to the
26		landscaping, buffering, and screening standards where an alternate
27		landscaping, buffering, and screening plan is provided that meets
28		the purpose and intent of this section.
29	h.	Applicant must submit a landscape, buffering, and screening plan
30		as part of the site plan application addressing the requirements and

	Sound Measured to: Decibels Continuous Slow Meter
13	
12	<u>line.</u>
11	permitted from any source and measured at any adjacent property
10	b. The following table describes the maximum sound pressure level
9	a. Noise will be measured with a sound level meter.
8	(3) <u>Noise:</u>
7	height(s) where deemed appropriate by the Planning Commission.
6	not exceed a height of 18 feet. The Planning Commission may reduce lighting
5	(2) Lighting, if provided, must comply with §1-19-6.500, and light poles shall
4	in accordance with the approved site plan.
3	be granted if screening and buffering requirements are not installed
2	early in the development process as possible. Occupancy shall not
1	timing of plantings. Screening and buffering must be installed as

Sound Measured to:	Decibels Continuous Slow Meter Responses
<u>Industrial Uses</u>	<u>70</u>
Commercial Uses	<u>64</u>
Residential Uses in any Zoning District	<u>55</u>
<u>Institutional Uses</u>	<u>55</u>
All Other Uses	<u>55</u>

c. The following sources of noise are exempt: 15 1. <u>Transportation vehicles not under the control of the use.</u> 16 17 2. Occasionally used safety signals, warning devices, and 18 emergency pressure relief valves. 3. Temporary construction activity between 7:00 a.m. and 7:00 19 20 <u>p.m.</u> 21 (4) Vibration: No vibration may be produced which is transmitted through the 22 ground and is discernible without the aid of instruments at any point 23 beyond the property line; nor may any vibration produce a particle velocity

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I	of 2 inches per second measured at any point beyond the property line.
2	This provision does not apply between adjoining Critical Digital
3	Infrastructure uses.
4	(5) Height: The Planning Commission may approve an increase in the
5	maximum height established in §1-19-6.100, if it finds the increased height
6	would not have an adverse impact on properties in the vicinity of the
7	proposed Critical Digital Infrastructure Electric Substation. For each 3 foot
8	increase in the height above the maximum height established in 1-19-
9	6.100, , the required front, side, and rear yards set back measurements
10	must be increased by one additional foot.
11	****
12	
13	§1-19-2.170. ARCHITECTURAL REVIEW COMMITTEE.
14	
15	A. <u>ESTABLISHED.</u>
16	There is hereby established an Architectural Review Committee.
17 18	B. <u>MEMBERS.</u>
19	(1) The Architectural Review Committee shall consist of 5 members appointed by the
20	County Executive, subject to confirmation by the County Council. The Committee
21	members shall be appointed for staggered 5 year terms of office. At the end of a term,
22	a member continues to serve until a successor qualifies and is appointed. A member
23	who is appointed after a term has begun will serve only for the remainder of the term
24	and until a successor qualifies and is appointed.
25	(2) Members may not be related to, either by blood or marriage, or associated with
26	any person or corporation who is currently working on or is invested in a Critical Digital
27	Infrastructure project in the county, or who has had such relations or interests in a
28	Critical Digital Infrastructure project in the county within a year prior to the member's
29	date of appointment.

- 1 (3) Members should have a license, certificate, degree, training or work experience
- 2 in architecture, landscape architecture, experience in related commercial/industrial
- 3 construction and development, or other areas of experience or interest as
- 4 <u>determined to be relevant by the appointing official.</u>

6 C. FUNCTIONS.

- 7 (1) The Architectural Review Committee will meet as needed to review site
- 8 development plans for proposed Critical Digital Infrastructure Facilities. The Committee
- 9 will provide recommendations to the Planning Commission regarding an application's
- compliance with §1-19-8.402(B)(1-5). The Committee may also perform other related
- 11 functions as delegated from time to time by the county.

12

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