



Bill No. 23-15
Concerning: Amending the Zoning Code to add
Woodworking
Introduced June 20, 2023
Revised: _____ Draft No. _____
Enacted: _____
Effective: _____
Expires: September 18, 2023
Frederick County Code, Chapter 1-19
Section(s) 8

COUNTY COUNCIL FOR FREDERICK COUNTY, MARYLAND

By: Council President Brad Young and Council Member Mason Carter

AN ACT to: Amend the Zoning Code to define and allow Woodworking Use in the Agricultural District

Date Council Approved: _____ Date Transmitted to Executive: _____

Executive: _____ Date Received: _____

Approved: _____ Date: _____

Vetoed: _____ Date: _____

Date returned to Council by County Executive with no action: _____

By amending:

Frederick County Code, 1-19 Section(s) 8

Other: _____

Boldface

Underlining

[Single boldface brackets]

Heading or defined term.

Added to existing law.

Deleted from existing law.

Existing law unaffected by bill.

Bill No. 23-15

WHEREAS, the Zoning Ordinance does not provide for the ability to permit a Woodworking use in a manner other than through a home-based business operation; and

WHEREAS, the County Council of Frederick County, Maryland finds it in the interest of the County for County laws and regulations to specifically provide the manner in which a Woodworking use will be permitted; and

WHEREAS, the intent of the amendment is to provide for a Woodworking use to be located in the Agricultural District with certain design and site characteristics so long as the use can achieve the provisions as set forth in the code and receive site development plan approval through the normal and customary process and

WHEREAS, in order to provide for the opportunity to facilitate a certain type of home-based business and encourage entrepreneurship within the County while ensuring compatibility within our agricultural district, the County Council of Frederick County, Maryland, finds it necessary and appropriate to amend Chapter 1-19 (Zoning Ordinance) of the Frederick County Code to address the opportunity to permit a Woodworking use under certain conditions.

NOW, THEREFORE, BE IT ENACTED, that the Frederick County Code be, and it is hereby, amended as shown on the attached Exhibit 1.

Brad W. Young, President
County Council of Frederick County,
Maryland

§ 1-19-8.441. LIMITED LANDSCAPE CONTRACTOR, OR WOODWORKING IN THE A DISTRICT.

The following provisions apply to the limited landscape contractor, or woodworking use in the A District.

(A) A combined total of no more than 10,000 square feet of principal and accessory structures is permitted (not including ‘caretaker residence in conjunction with the permitted use’). When a limited landscape contractor use operates in conjunction with a retail or wholesale nursery use, all square footage provisions are calculated separately.

(B) Total impervious surface area for parking and storage of equipment exterior to any structures is limited to 40,000 square feet (not including ‘caretaker residence in conjunction with the permitted use’). When a limited landscape contractor use operates in conjunction with a retail or wholesale nursery use, all square footage provisions are calculated separately.

(C) Lot size, setback and height requirements are the same as other natural resource uses in the A District.

(D) The parking requirements of §§ 1-19-6.200 through 1-19-6.230 of this code will be met; however, no parking area is permitted within the required yard setback.

(E) The maximum number of onsite employees is 10.

(F) The subject property must have frontage and access on a paved public road with a minimum pavement width of 16 feet.

(G) Petroleum, flammable liquid, or hazardous substance storage tanks shall have 100% catchment basin, or doublewalled containment and a spill protection overflow alarm. This does not apply to propane or natural gas tanks.

(H) The proposed use shall comply with § 1-6-50 (Wellhead Protection Ordinance) prior to site plan approval.

Underlining indicates matter added to existing law.
[Single boldface brackets] indicates matter deleted from existing law.
*** - indicates existing law unaffected by bill.

1 (I) All equipment and materials must be screened from adjacent properties and public roads with
 2 plantings of evergreens, at least 5 feet in height, or a fence of equal height, or demonstrate the
 3 extent that existing landscaping, hedgerows/tree cover or other natural features provide effective
 4 screening.
 5
 6

7 **§ 1-19-11.100. DEFINITIONS**

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 10 Woodworking – A business principally engaged in the act, process, or occupation of working
 11 wood (and use of customary incidental or accessory materials) into a useful or desired form by
 12 using a combination of specialized machinery, artisanal and handcrafted means to create,
 13 recondition, repair or repurpose custom products that may include, furniture, sculptures, cabinets,
 14 signs or other custom millwork pieces.
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17 **§ 1-19-5.310. USETABLE**

18 ***

	<i>Zoning Districts</i>													
<i>Uses</i>	<i>RC</i>	<i>A</i>	<i>R1</i>	<i>R3</i>	<i>R5</i>	<i>R8</i>	<i>R12</i>	<i>R16</i>	<i>VC</i>	<i>MX</i>	<i>GC</i>	<i>ORI</i>	<i>LI</i>	<i>GI</i>
<i>Commercial Business and Personal Services</i>														
<i>Uses</i>	<i>RC</i>	<i>A</i>	<i>R1</i>	<i>R3</i>	<i>R5</i>	<i>R8</i>	<i>R12</i>	<i>R16</i>	<i>VC</i>	<i>MX</i>	<i>GC</i>	<i>ORI</i>	<i>LI</i>	<i>GI</i>
<u><i>Woodworking</i></u>		<u>PS</u>							<u>PS</u>	<u>PS</u>	<u>PS</u>		<u>PS</u>	<u>PS</u>

19
 20 ***

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