

## SUMMARY OF PROPOSED AMENDMENTS

### Chapter 158

- Definitions (pages 1 through 3)
  - Created new definitions for **Agritourism**.
  - Clarified the definition of **Attached Accessory Dwelling** to reflect current Zoning Administrator interpretations.
  - Revised the definition of **Building Height** to be consistent with the Building Code.
  - Created a new definition for **Commercial Wood Processing**, to differentiate it from **Commercial Sawmill** and wood processing as an accessory use to a farm or residence.
  - Deleted the definition of **Country Inn**, which is the currently the mechanism to operate a wedding/event venue in the rural areas, and replaced it with **Banquet/Event Facility**, to more accurately reflect the type of use being considered.
  - Created a new definition for **Food Processing and Packing Plant**.
  - Created a definition for **Garden Supply Center** to reflect the language that is currently in 158.070.
  - Clarified the definition of **Livable Floor Area**.
- Distance Requirements (pages 4 through 5)
  - Relocated distance requirements from previous Agricultural and Conservation Districts to 158.040.
- Agricultural and Conservation Districts (pages 7 through 34)
  - Amended the Purposes of the Agricultural and Conservation Districts to more accurately reflect the Future Land Use definition in the Adopted Land Use Plans.
  - Created a single Table of Land Uses for Principal Uses.
    - Added **Agritourism** and made it Permitted in the Agricultural District and Conditional in the Conservation District.
    - Made **Private Schools** and **Day Care Centers** Conditional in the Conservation District.
  - Created a single section for all Accessory Uses
    - Added regulations for **Private Stables** from the residential districts.
    - Limited the number of **Storage Modules** by acreage.
    - Changed the regulations for **Accessory Dwelling Units (ADU)** in the following ways:
      - Eliminated the requirement that Detached ADUs are only allowed on a lot that is eligible to be subdivided, but imposed the

following requirements, which are identical to the requirements for Attached ADUs:

- The maximum size of the ADU is 1,000 sf of livable space, not subject to a variance
- There may be no more than two bedrooms, with a parking space for each bedroom
- In addition, the Detached ADU must be located on a minimum 3-acre lot and must be no more than 50 feet from the principal residence.
- The existing requirements for all ADUs that the property owner must live in one of the two units, that there may only be one ADU (either attached or detached) on a single lot, and that all Health Department regulations must be met are also included.
  - Changed the regulations for **Cottage Industry** and single-chair **Beauty Parlors/Barbershops** to allow affidavits to be signed by the applicants rather than a public hearing.
  - Added restrictions to **Lawn Care and Maintenance Service**.
  - Revised **Accessory Sawmills** to specify the **Production of Firewood or Mulch** when accessory to farming or residential parcels for private use only, with certain restrictions.
- Created a single section for all Bulk Requirements
  - Updated references to certain uses.
  - Increased the lot area for schools to be consistent with the State of Maryland and Carroll County Public School policy.
- Specific Uses (pages 41 through 52)
  - Relocated all the regulations for specific uses that were previously included in the Agricultural and Conservation Districts into a single section
    - Relocated **Commercial Camping** from Overlay Districts, as it is a specific use and not an overlay zone
    - Clarified that the manufacture of mulch is included in the newly defined **Commercial Wood Processing**
    - Added new regulations to **Contractors' Equipment Storage**, specifically requiring a minimum 5 acre lot, maximum 1 acre use area, and 600' separation from surrounding residential properties
    - Added the current minimum area requirements for **Commercial Kennels** in the Conservation District into the Agricultural District.

## Chapter 155

- Changed definition of ***Attached Accessory Dwelling*** to be consistent with the revised definition in Chapter 158.
- For cluster subdivisions, removed the requirement for submittal of a site plan based on a conventional design on which to calculate the density for the cluster subdivision. This is consistent with the 2021 BCC approved changes for clustering in the residential districts.