




A Citizen's Guide to Carroll County Zoning Districts



2024

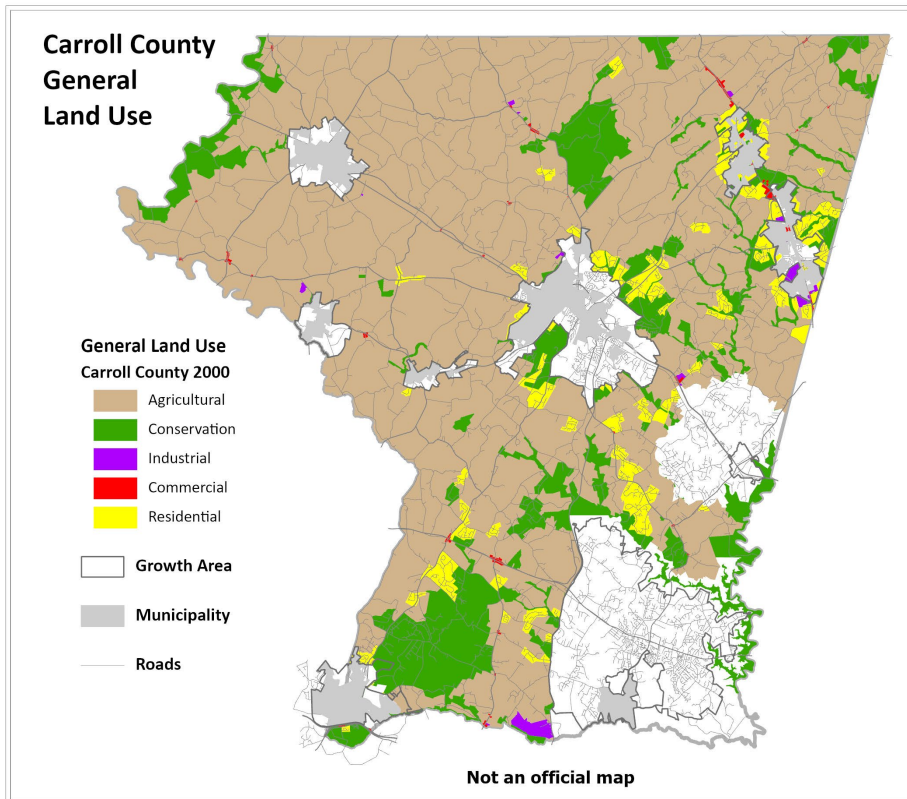
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A Citizen's Guide to Zoning and other Land Use Regulations in Carroll County 2024 is a brief summary of Carroll County's primary land use regulations. The emphasis of this guide is on zoning--what zoning is, and how it is used to regulate the development of private property.

General Land Use

Zoning designations for Carroll County can be classified into five general *land use* categories.



Agricultural

Raising of farm products for use or sale, the growing of crops and products of the soil, and including stables for boarding and training horses.

Conservation

Property that is occupied by natural or environmental resources, including wooded areas and forests, wetlands, streams, ponds, steep slopes, floodplains, natural vegetation, fish and wildlife and their habitat.

Industrial

Assembling, fabricating, finishing, reducing, refining, manufacturing, packaging, or processing goods in a manner where the form, character, or appearance changes.

Business/Commercial

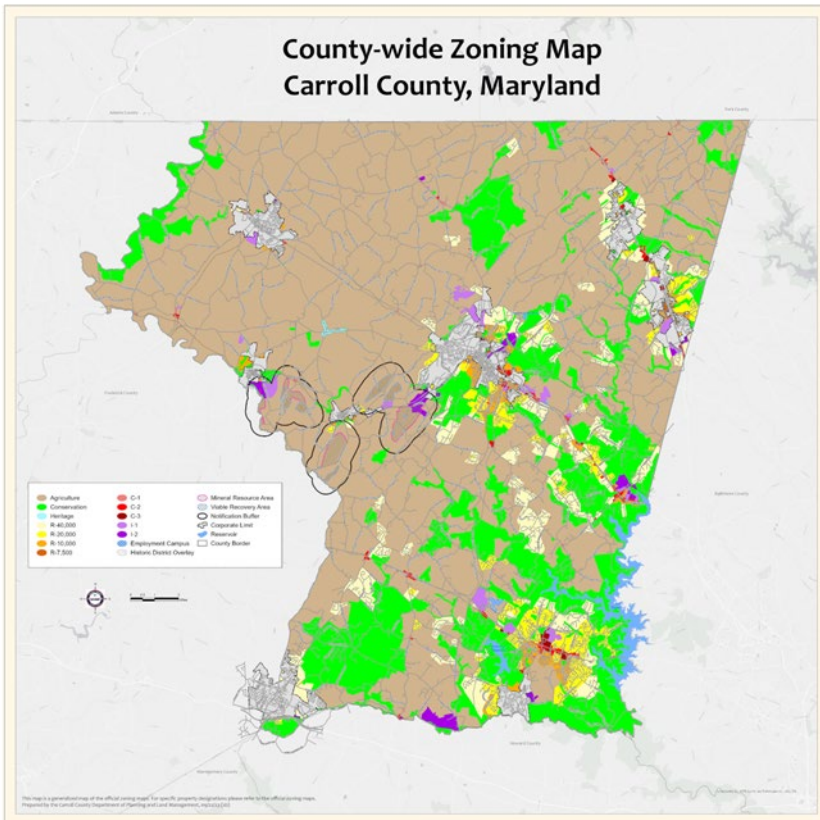
Involving the sale of goods, products, wares, or merchandise directly to the consumer (e.g., retail).

Residential

Primarily for residential development of different densities.

Zoning Districts

Within each land use category, zoning districts describe a different density level or intensity of use and corresponding regulations.



Land Use Category	Zoning District	Name	Description
Agricultural	A	Agricultural	Agriculture is the intended primary land use.
Resource Conservation	C	Conservation	Preserves natural resource areas
Residential	R-40,000	Residence	Low-density residential allowing one home per acre
	R-20,000	Residence, Suburban	Medium-density residential allowing one home per ½ acre
	R-10,000	Residence, Urban	High-density residential allowing one home per ¼ acre
	R-7,500	Residence, Multi-Family	High-density residential allowing one home per 7,500 square feet. This district enables the use of multifamily structures
	MHP	Mobile Home Park	Locations deemed appropriate and compatible within the existing neighborhood.
Business/Commercial	C-1	Commercial Low Intensity	Small to moderate scale commercial
	C-2	Commercial Medium Intensity	Large scale, more intensive commercial
	C-3	Commercial High Intensity	Most intense commercial zone
Industrial	I-1	Light Industrial	Light industrial uses and offices
	I-2	Heavy Industrial	Most permissible industrial zone for intense uses
Other	EC	Employment Campus	Planned campus-like employment centers
	H	Heritage	Provides regulations currently only applicable in the Uniontown Historic District.
Overlay Districts	An overlay district has zoning requirements in addition to those of the underlying district.		
	HDO	Historical District Overlay	Preserves historical significance
	MRO	Mineral Resource Overlay	Identified as containing Mineral/Viable Resources with mining activities



Agricultural

Future Land Use Designation
Agricultural

Zoning Districts

A Agricultural District



Agricultural Future Land Use

Areas designated **Agriculture** as the future land use in the *2014 Carroll County Master Plan* and the *2018 Freedom Community Comprehensive Plan* are **envisioned as areas generally outside the Designated Growth Areas where agriculture is the intended primary land use.**

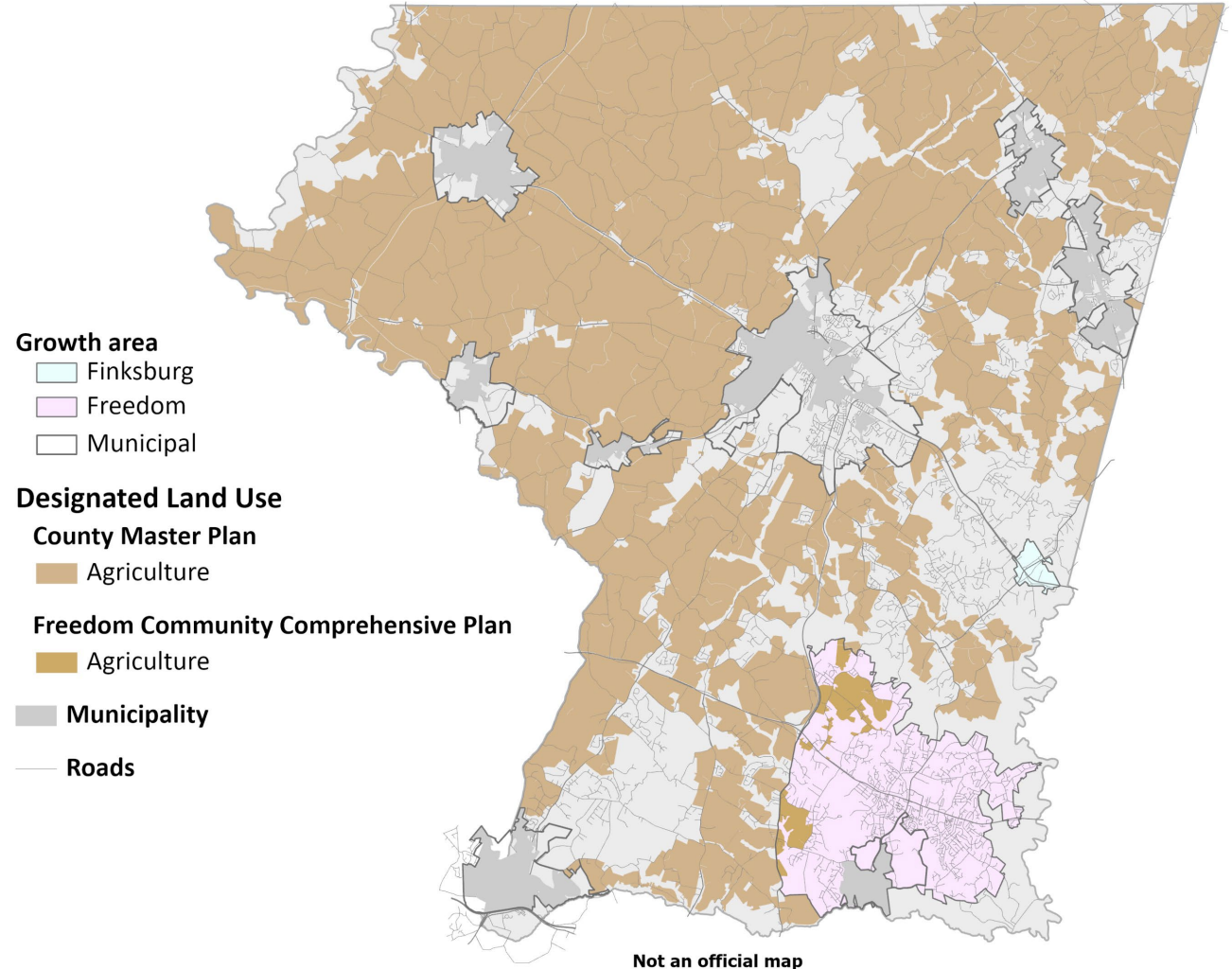
Residential development potential is generally limited to one single-family detached dwelling unit for every twenty acres.

Commercial and industrial uses are limited to agribusiness, agritourism, and those uses intended to serve the agriculture industry or residents of the area, while maintaining the character of the surrounding countryside. No water or sewer service is planned to these areas.

There is no designated land use of Agriculture in the *2013 Finksburg Corridor Plan*.

Carroll County Designated Agriculture Future Land Use

Designated Land Use (DLU), also referred to as Future Land Use (FLU), is the land use envisioned by the master or comprehensive plan, which forms the basis for future zoning.



A

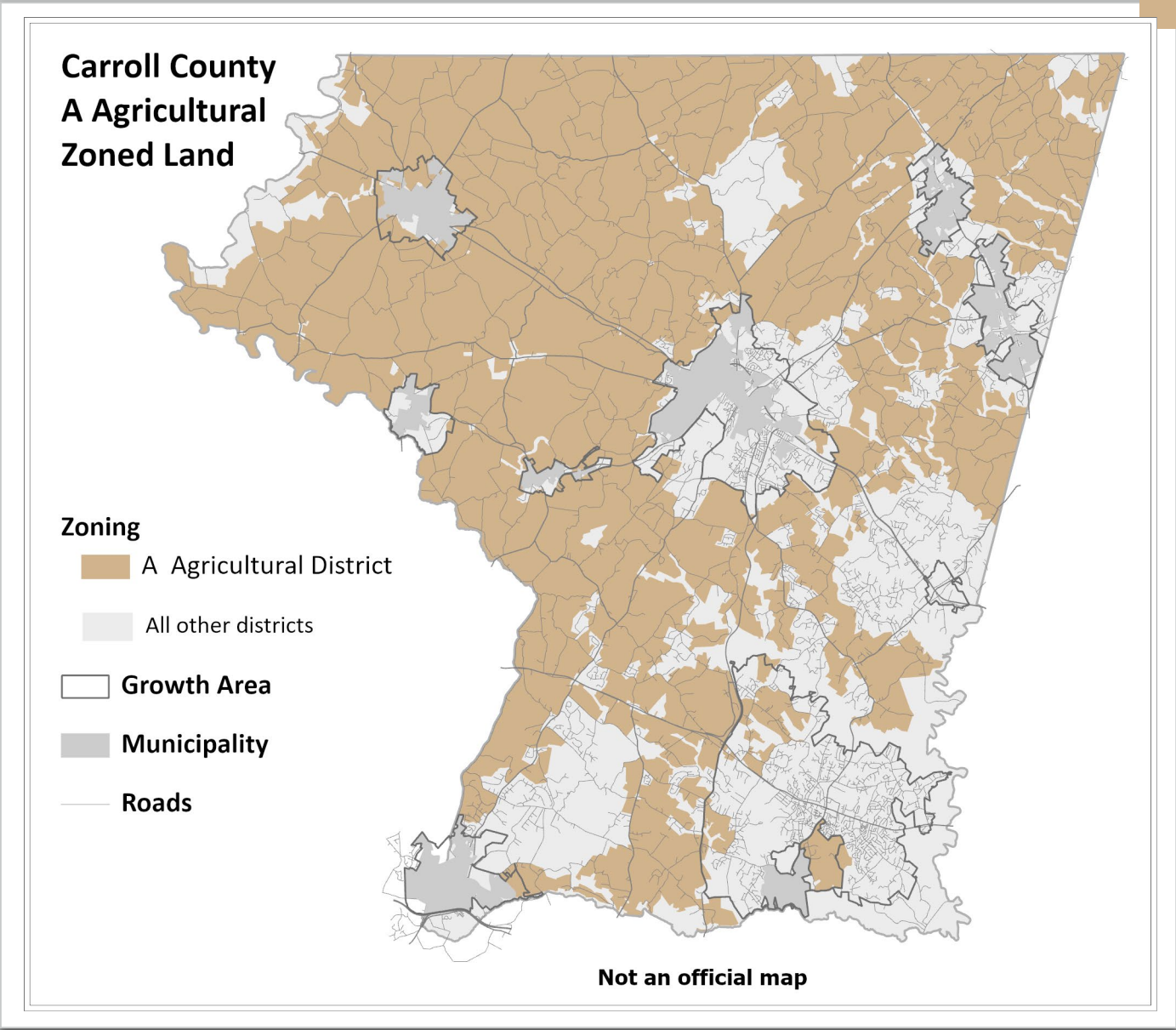
Agricultural District

The Agricultural District, often referred to as “Ag”, is Carroll County’s only zoning district in the general land use category agricultural.

In general, the purpose of the **A** District is to:

- **provide for continued farming activities,**
- **conserve agricultural land,**
- **reaffirm agricultural use, activities, and operations as the preferred dominant use of the land except in certain circumstances.**

The district is primarily composed of lands which, by virtue of their highly productive soils, rolling topography, and natural beauty, are the very essence of the county’s farming heritage and character.



Agricultural District Permitted uses

Agriculture as preferred use. All agricultural operations shall be permitted at any time, including the operation of farm machinery. No agricultural use shall be subject to restriction because it interferes with other uses permitted in the district.

Listed in the table to the right are the typical uses allowed on a property in Carroll County’s A District by right of owning the property.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met to be a permitted use.

Principal use	Accessory use
The primary activities or structures for which a site is used.	A use of land or all or part of a building which is customarily incidental and secondary to the principal use of the property, and which is located on the same lot with the principal use.
Nonconforming use	
Is not currently a permitted use, but it was a lawful use at the time a zoning regulation prohibiting it went into effect and is permitted to continue for as long as it remains a continuous use.	

A Agricultural District Typical Permitted Uses	
Principal	Accessory
<ul style="list-style-type: none"> ▪ Agriculture ▪ Agritourism ▪ Assisted-living facility, up to 8 residents ▪ Cannabis (Outdoor growing) ▪ Conveyor systems ▪ Dwelling (single- & two-family) ▪ Food processing and packing of agricultural products ▪ Mineral resource recovery operations in MRO designated areas ▪ Public facility ▪ Stable (commercial) ▪ Utility equipment not listed as “conditional use” ▪ Veterinary facility ▪ Water supply works, flood control or watershed protection works, fish and game hatcheries ▪ Wildlife preserve 	<ul style="list-style-type: none"> ▪ Accessory buildings and uses (incidental to the principal use) ▪ Accessory Dwelling Unit ▪ Uses related to Farm alcohol production (tasting rooms, sales, tours, promoting) ▪ Antique shops (with a residence or farm) ▪ Arts and crafts shops (with a residence or farm) ▪ Barbershops; Beauty parlors (with a residence) ▪ Business signs ▪ Cottage industry ▪ Dance studio ▪ Family day care ▪ Firewood, mulch, and woodchip production ▪ Home occupation ▪ Incineration of livestock ▪ Lawn care and maintenance service ▪ Private stable ▪ Professional office within a dwelling ▪ Petroleum product storage ▪ Roadside stands for sale of farm products ▪ Saddlery and tack shop on the premises of a commercial stable. ▪ Storage modules
Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.071.01 & 158.071.02	



Agricultural District Conditional uses

The **Conditional Uses** listed in the table to the right are uses that may be allowed in the **Agricultural District** if approved by Carroll County’s Board of Zoning Appeals (BZA).

The BZA hears and decides requests for conditional uses and variances. Like a court, the Board hears evidence, takes testimony under oath, accepts exhibits, and makes decisions based on all the evidence presented at the hearing.

After public hearing, the use may be

- **approved,**
- **approved with conditions, or**
- **disapproved.**

Conditional use means the same as “special exception”.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met and maintained to be an allowed conditional use. See §158.133.

A Agricultural District Conditional Uses	
Require BZA approval	
<ul style="list-style-type: none"> • Agricultural research laboratory • Airport; airfield • Farm alcohol producer • Assisted-living facility, > 8 residents • Banquet/Event facility • Bed and breakfast • Butcher shop • Camping area (commercial) • Cemetery; mausoleum; memorial garden • Communications tower • Contractor’s equipment storage • Daycare center • Drug treatment facility • Extractive-type industry • Fairgrounds • Farm machinery and farm equipment shop (service, repair, and sale) • Farming of animals for experimental purposes • Feed or grain sales, may include storage • Fertilizer storage/sales (liquid or dry) • Flour or grain milling, drying, and storage • Garden supply center 	<ul style="list-style-type: none"> • Golf course • Kennel (commercial) • Livestock sales yard and building • Nursing home • Private school • Racetrack or course • Range (Outdoor) trap, skeet, rifle, or archery, including gun club) • Recreational area (outdoor) • Religious establishment • Research lab conducting bioscience research • Restaurant, as part of a golf course and/or golf driving range • Retreat facility • Rubble landfill • Slaughterhouse • Storage lot for commercial vehicles, not to include truck or motor freight terminals • Utility equipment building, yard, above-ground station or substation, or telephone exchange • Winery • Wood processing (commercial)
Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.071.01	



Agricultural District Bulk requirements*

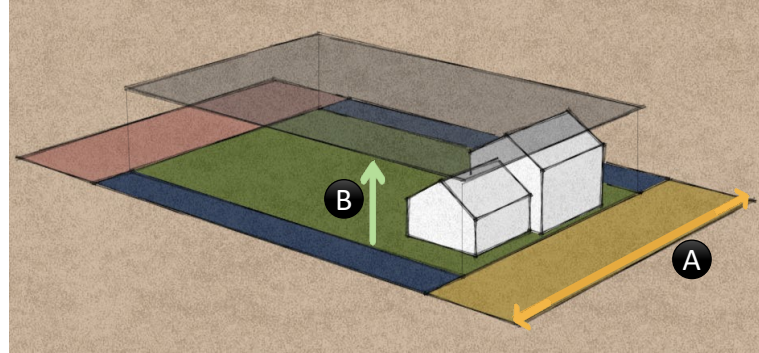
Use	Lot Size Minimum	Lot Width Min. ft	Height Max. ft	Rear Yard Min. ft	Side Yard Min. ft	Front Yard Min. ft
Dwelling (shown)	1 acre	150	35	50	20	40
Nursery schools; day care centers	2 acres	100	35	50	30	40
Religious establishments	2 acres	200	35	50	50	100
Schools:						
Elementary	15 acres	400	35	50	100	150
Middle	20 acres	400	35	50	100	150
High	40 acres	500	35	50	100	150
Colleges	15 acres	500	35	50	100	150
Other principal permitted or conditional uses	3 acres	200	35	50	30	40

Nursing homes and assisted living facilities:

Use	Lot Size Minimum	Lot Width Min. ft	Density	Height Max. ft	Rear Yard Min. ft	Side Yard Min. ft	Front Yard Min. ft
Nursing homes, assisted living facilities	3 acres	150	1 bed/ 3,000 sq.ft.*	35	50 ²	40 ²	50 ²

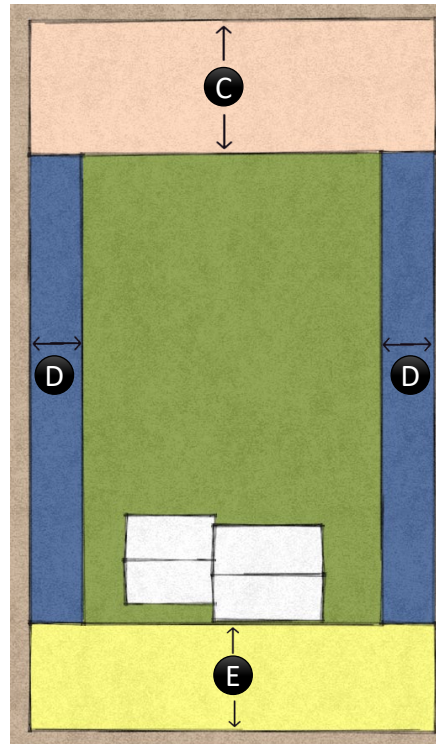
*For those areas in excess of 180,000 square feet, the determination of the density factor will be made by the Planning Commission and the Health Department upon the review and approval of the site development plan. In addition, as lot area increases above minimum of 45,000 square feet, increased provision of front, side, and rear yards shall be determined by the Planning Commission and the Carroll County Health Department based on the site development plan.

For more information on bulk and distance requirements in Carroll County's A District, see §158.071.03, 158.040, & 158.130



Note: Existing parcels must be at least 20 acres to subdivide into lots, and the number of lots allowed is limited by, among other reasons, no planned water or sewer service in the Agricultural District.

See §155.033 for further clarification on subdivision in Carroll County's Agricultural District.



A Agricultural Zoning District		
Typical lot requirements for a dwelling		
	Lot size minimum	1 acre
A	Lot width minimum	150 feet
B	Maximum height	35 feet
C	Rear yard minimum depth	50 feet
D	Side yard minimum width	20 feet
E	Front yard minimum depth	40 feet

* Bulk Requirements determine size and placement of a building on a lot.

Conservation

Future Land Use Designation
Conservation
Resource Conservation

Zoning Districts
C Conservation District

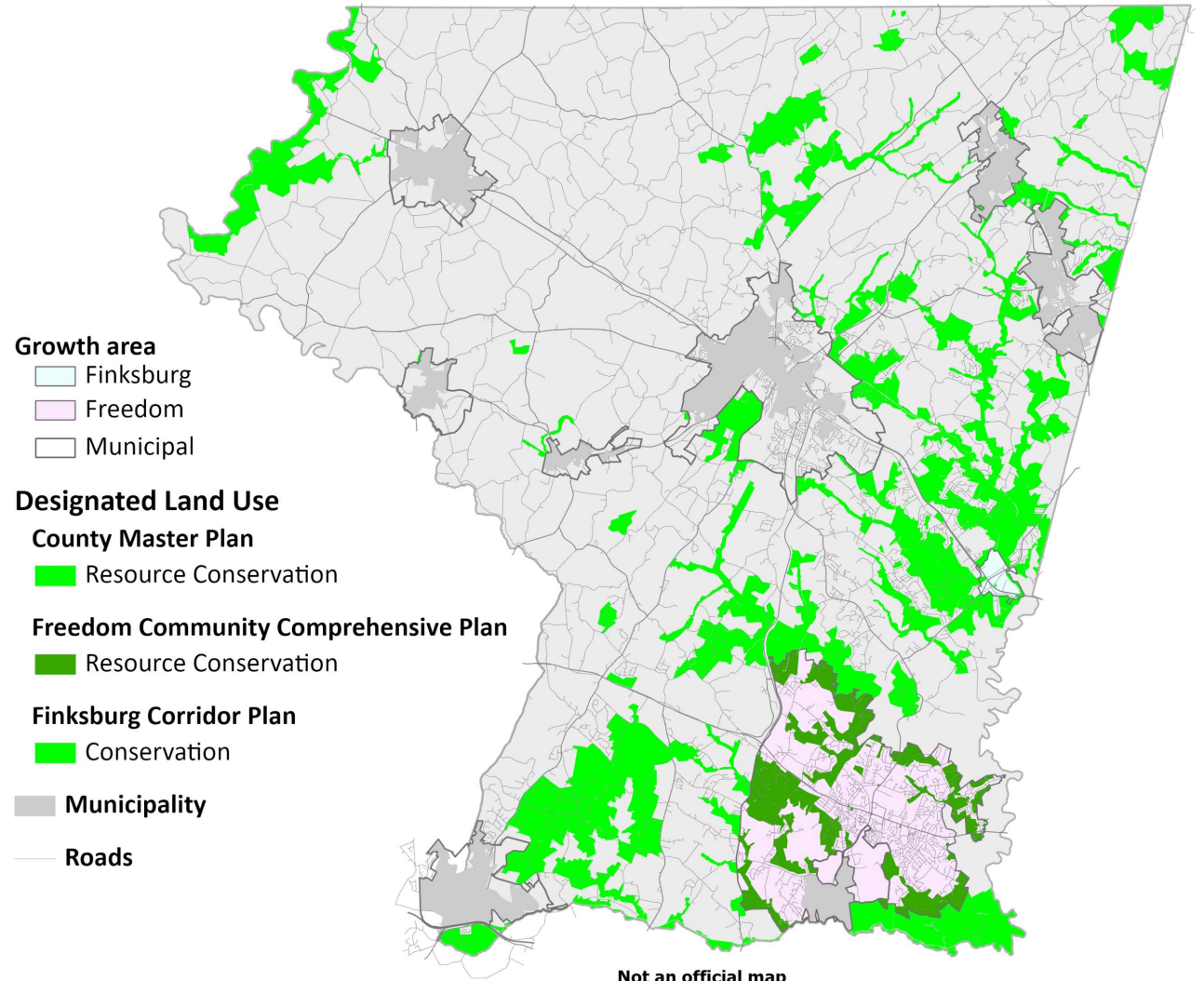


Conservation Future Land Use

Areas designated **Conservation or Resource Conservation** as the future land use in the *2014 Carroll County Master Plan*, *2018 Freedom Community Comprehensive Plan*, and *Finksburg Corridor Plan* are **envisioned as land that is occupied by natural or environmental resources**, including wooded areas and forests, wetlands, streams, ponds, steep slopes, floodplains, natural vegetation, fish and wildlife and their habitat. These are areas where, because of natural geographic features it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife, and other natural resources. This may include extensive steeply sloped areas, stream valleys, water supply sources and adjacent wooded areas. Residential, commercial and industrial development should be directed to areas with a land use classification for that purpose.

Carroll County Designated Conservation Future Land Use

Designated Land Use (DLU), also referred to as Future Land Use (FLU), is the land use envisioned by the master or comprehensive plan, which forms the basis for future zoning.



C

Conservation District

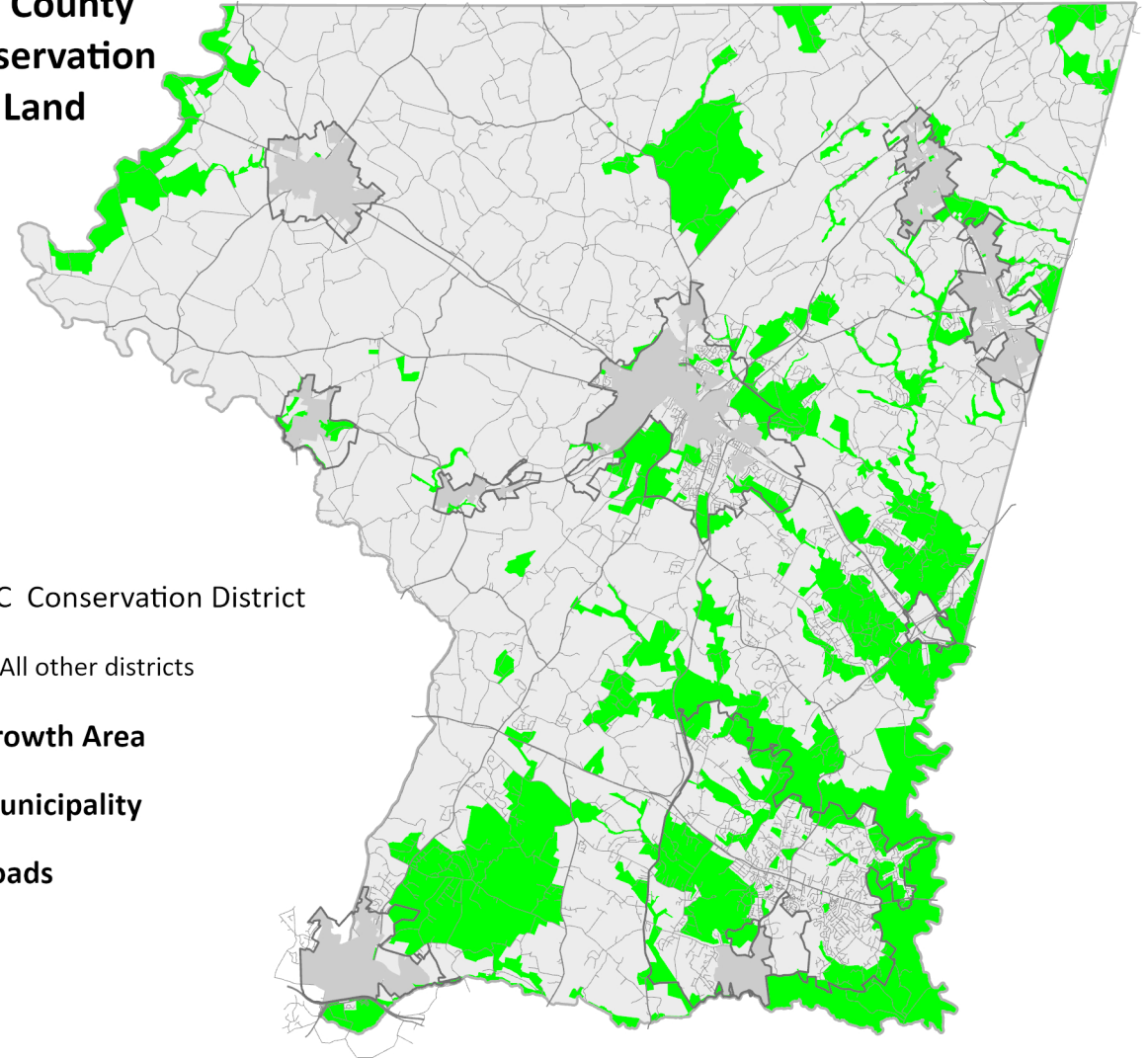
The C Conservation Area District is Carroll County's only zoning district in the general land use category Conservation.

The purpose of the C District is to prescribe a zoning category for those areas where, because of natural geographic factors and existing land uses, it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife, and other natural resources. This district may include extensive steeply sloped areas, stream valleys, water supply sources, and wooded areas adjacent thereto.

Carroll County
C Conservation
Zoned Land

Zoning

- C Conservation District
- All other districts
- Growth Area
- Municipality
- Roads



Not an official map



Conservation District Permitted uses

Listed in the table to the right are the typical uses allowed on a property in Carroll County's Conservation District by right of owning the property.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met to be a permitted use.

Principal use	Accessory use
The primary activities or structures for which a site is used.	A use of land or all or part of a building which is customarily incidental and secondary to the principal use of the property, and which is located on the same lot with the principal use.
Nonconforming use	
Is not currently a permitted use, but it was a lawful use at the time a zoning regulation prohibiting it went into effect and is permitted to continue for as long as it remains a continuous use.	

Conservation District Typical Permitted Uses

Principal	Accessory
<ul style="list-style-type: none"> • Agriculture • Agritourism • Assisted-living facility, < 8 residents • Cable television (CATV) facilities • Dwelling (single-family) • Fish and game hatcheries • Public facility • Stable, commercial • Utility equipment not listed as conditional • Water supply works, flood control or watershed protection works • Wildlife preserve 	<ul style="list-style-type: none"> • Accessory buildings and uses (incidental to principal use) • Farm alcohol producer related uses (tasting rooms, sales, tours, promoting) • Antique shops (with a residence) • Arts & crafts shops (with a residence) • Barbershops; Beauty parlors (with a residence) • Cottage industry • Dance studios • Dwelling (accessory dwelling unit) • Family day care • Firewood, mulch, and woodchip production • Home occupation • Lawn care and maintenance service • Private stable • Professional office within a dwelling • Petroleum product storage up to 2,000 gallons • Roadside stand for farm products • Saddlery and tack shop on the premises of a commercial stable. • Business signs • Storage modules
<p>Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.071.01 & 158.071.02</p>	

Conservation District Conditional uses

The **Conditional Uses** listed in the table to the right are uses that may be allowed in the **Conservation District** if approved by Carroll County’s Board of Zoning Appeals (BZA).

The BZA hears and decides requests for conditional uses and variances. Like a court, the Board hears evidence, takes testimony under oath, accepts exhibits, and makes decisions based on all the evidence presented at the hearing.

After public hearing, the use may be

- approved,
- approved with conditions, or
- disapproved.

Conditional use means the same as “special exception”.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met and maintained to be an allowed conditional use. See §158.133.

Conservation District Conditional Uses	
Require BZA approval	
<ul style="list-style-type: none"> • Farm alcohol producer • Assisted-living facility, >8 residents • Bed-and-breakfast inn • Camping area (commercial) • Cemetery, mausoleum, and memorial garden • Communications tower • Conveyor system • Day care center/nursery school • Drug treatment facility • Golf course • Kennel (commercial) • Nursing homes 	<ul style="list-style-type: none"> • Outdoor recreational area • Private school • Range (outdoor trap, skeet, rifle, archery, including gun clubs) • Religious establishment • Restaurant, as part of a golf course and/or golf driving range • Retreat facility • Utility equipment building, yard, above-ground station or substation, or telephone exchange • Veterinary facility • Winery
<p>Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.071.01</p>	

Conservation District Bulk requirements*

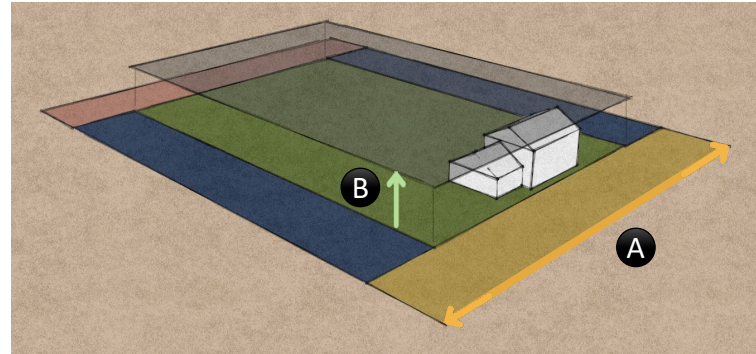
Use	Lot Size Minimum	Lot Width Min. ft	Height Max. ft	Rear Yard Min. ft	Side Yard Min. ft	Front Yard Min. ft
Dwelling (shown)	3 acres	300	35	50	50	50
Requirements above only apply to off conveyances and nonclustered subdivisions.						
CATV facilities	3 acres	200	35	50	50	50
Schools:						
Elementary	15 acres	400	35	50	100	150
Middle	20 acres	400	35	50	100	150
High	40 acres	500	35	50	100	150
Other uses	5 acres	300	35	50	100	50

Nursing homes and assisted living facilities:

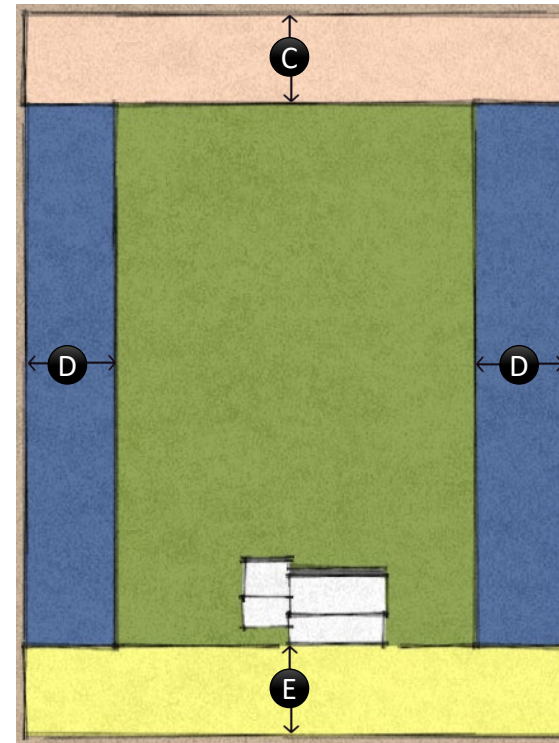
Use	Lot Size Minimum	Lot Width Min. ft	Density	Height Max. ft	Rear Yard Min. ft	Side Yard Min. ft	Front Yard Min. ft
Nursing homes, assisted living facilities	3 acres	300	1 bed/3,000 ft.*	35	50	40	50

*For those areas in excess of 180,000 square feet, the determination of the density factor will be made by the Planning Commission and the Health Department upon the review and approval of the site development plan. In addition, as lot area increases above minimum of 45,000 square feet, increased provision of front, side, and rear yards shall be determined by the Planning Commission and the Carroll County Health Department based on the site development plan.

For more information on bulk requirements in Carroll County's C District, See §158.071.03 & §158.130



Note: To conserve open space, among other reasons, clustering of lots is allowed in the Conservation District and may reduce actual lot and yard sizes. However, clustering does not increase the number of allowed dwellings since it also has minimum open space requirements that must be met.



C Conservation Zoning District		
Typical lot requirements for dwelling		
	Lot size minimum	3 acres
A	Lot width minimum	300 feet
B	Maximum height	35 feet
C	Rear yard minimum depth	50 feet
D	Side yard minimum width	50 feet
E	Front yard minimum depth	50 feet

* Bulk requirements determine size and placement of a building on a lot.

Residential

Land Use

Low-density Residential
Medium-Density Residential
High-density Residential
Village Residential
Suburban Residential

Zoning Districts

R-40,000 Residence District
R-20,000 Residence District
R-10,000 Residence District
R-7,500 Residence District



Residential Future Land Use

Areas with **Residential** as the designated/future land use in the *2014 Carroll County Master Plan*, *2018 Freedom Community Comprehensive Plan*, and *Finksburg Corridor Plan* are **envisioned as areas where residential development is the primary land use as follows:**

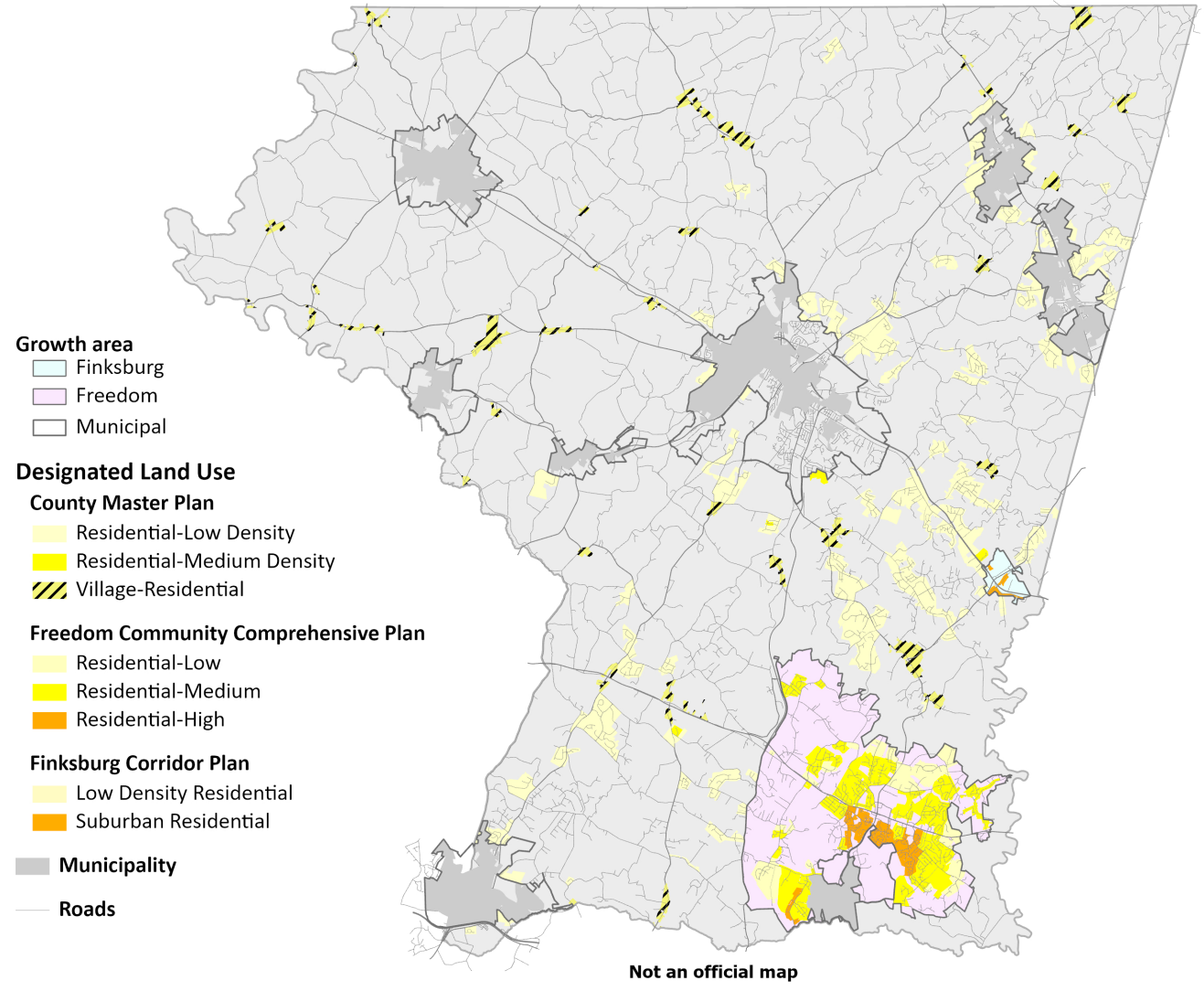
Low density - Development densities are generally one dwelling unit per acre, and single-family detached homes are the predominant use. Water and sewer service is generally not planned to these areas.

Medium Density- Within growth areas with development densities generally two dwelling units per acre, and single-family detached homes are the use. In cases where clustering is approved, yields shall remain the same. Water and sewer service should be planned to these areas. 55+ age-restricted and retirement communities are permitted providing they do not exceed the height restrictions of the zoning district, and do not exceed a total density of 3.5 units per acre. Planned Unit Developments (PUD) are prohibited.

(Continued)

Carroll County Designated Residential Future Land Use

Designated Land Use (DLU), also referred to as Future Land Use (FLU), is the land use envisioned by the master or comprehensive plan, which forms the basis for future zoning.



Residential Future Land Use (Continued)

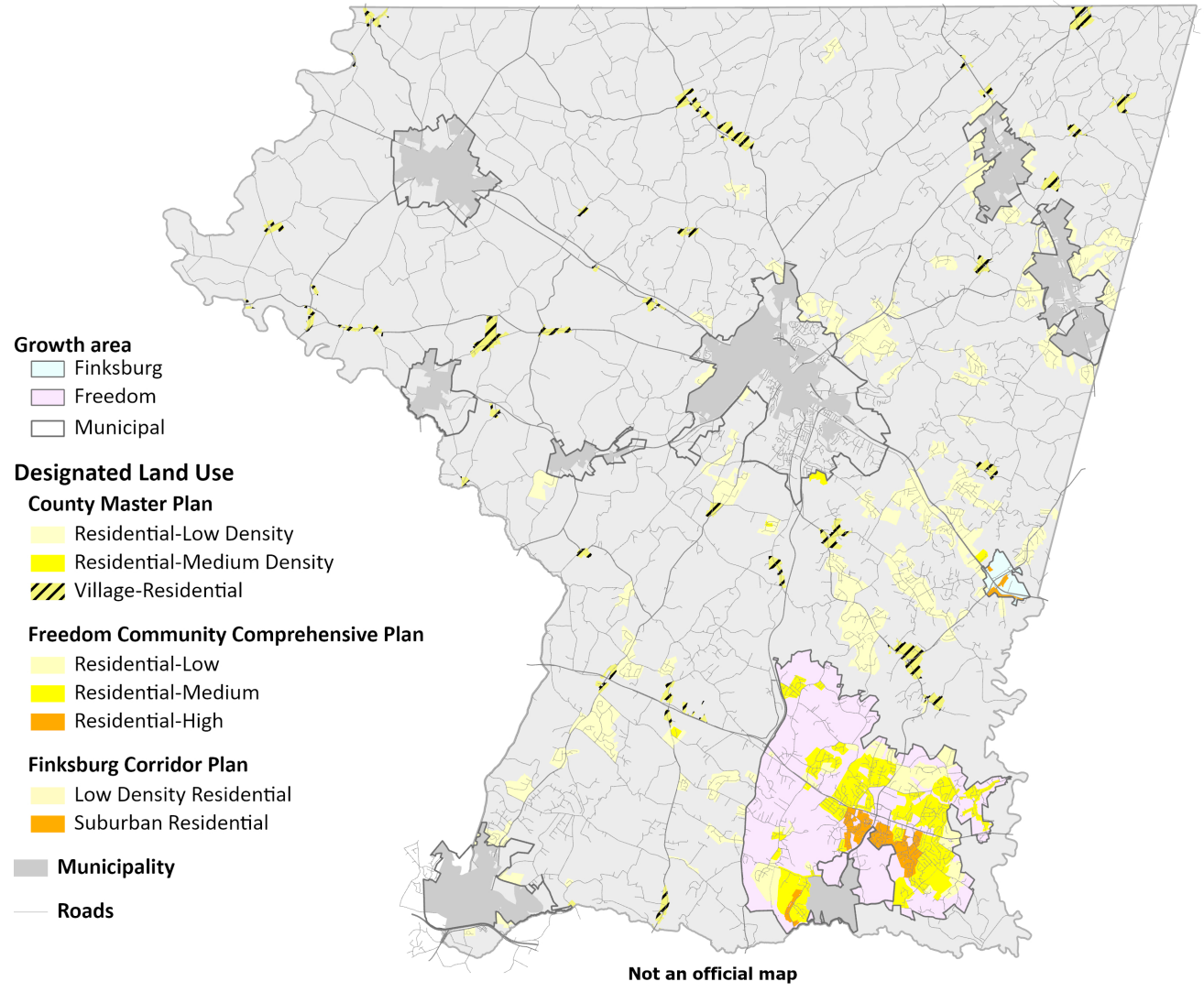
High Density – Within growth areas and development densities ranging from 4-6 dwelling units per acre, and single-family detached homes are the predominant use. However, if lots are developed in Planned Units Developments, a limited variety of dwelling unit types, including two-family, townhouses, multifamily, and retirement homes, as well as limited commercial uses, are also permitted. Water and sewer service is planned to these areas.

Suburban- Typically is associated with R-10,000 zoning, which allows for approximately 4 units per acre.

Village-Residential - Within the defined boundary of each individual Rural Village this designation will provide for the protection and character of the existing villages by permitting limited residential development consistent with the rural village’s individual character. Densities not to exceed average existing density.

Carroll County Designated Residential Future Land Use

Designated Land Use (DLU), also referred to as Future Land Use (FLU), is the land use envisioned by the master or comprehensive plan, which forms the basis for future zoning.







Residential Zoning Districts


Carroll County has four zoning districts in the general land use category of Residential. They are **R-40,000**, **R-20,000**, **R-10,000**, and **R-7,500 Residence Districts**.

Each of the four residentially zoned districts generally corresponds to a residential future land use designation in the *2014 Carroll County Master Plan*, *2018 Freedom Community Comprehensive Plan*, or *Finksburg Corridor Plan* and differs in density (number of dwellings per acre), allowed uses, and size requirements.

Carroll County Residential Zoned Land

Zoning

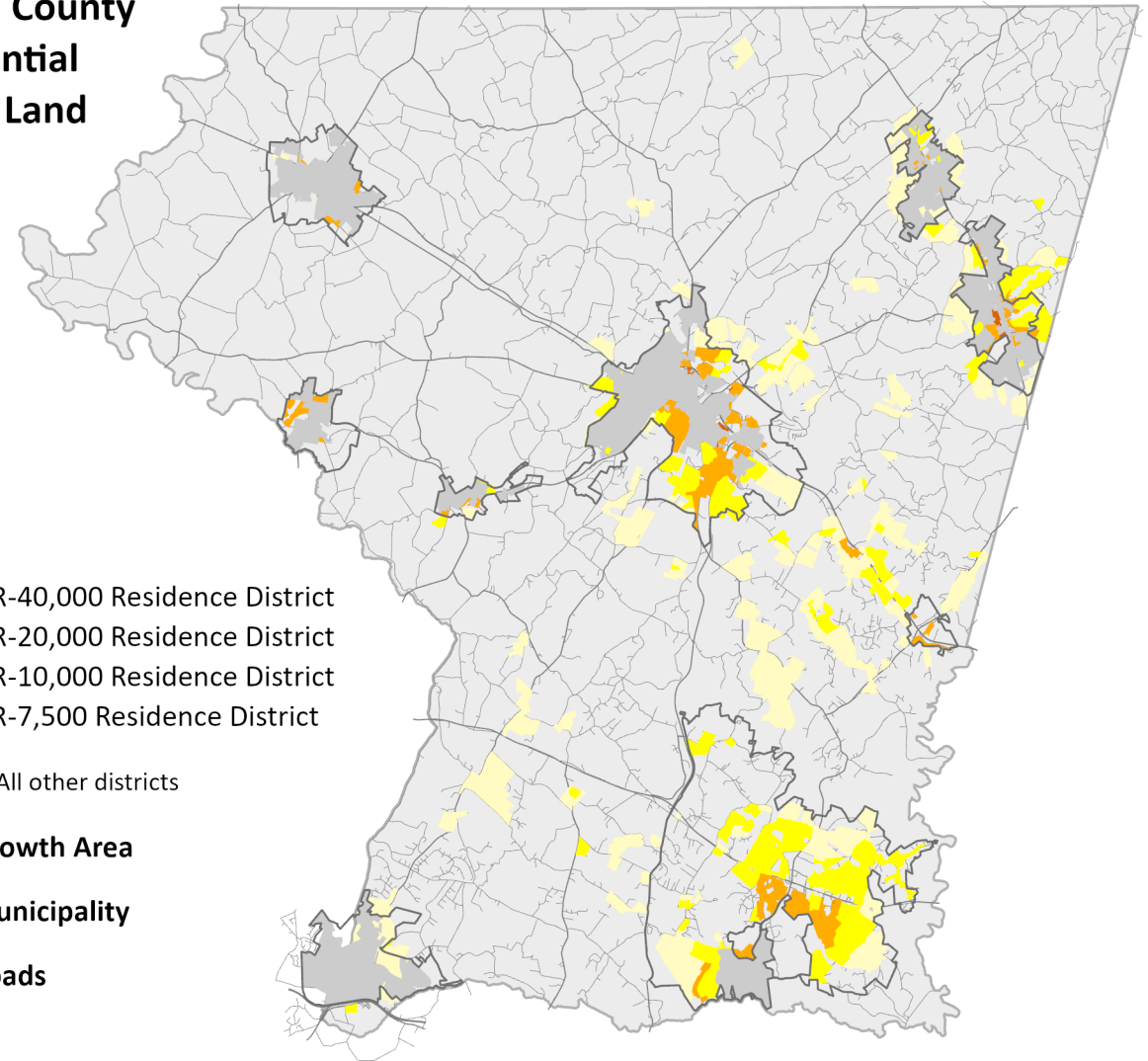
-  R-40,000 Residence District
-  R-20,000 Residence District
-  R-10,000 Residence District
-  R-7,500 Residence District

 All other districts

 Growth Area

 Municipality

 Roads

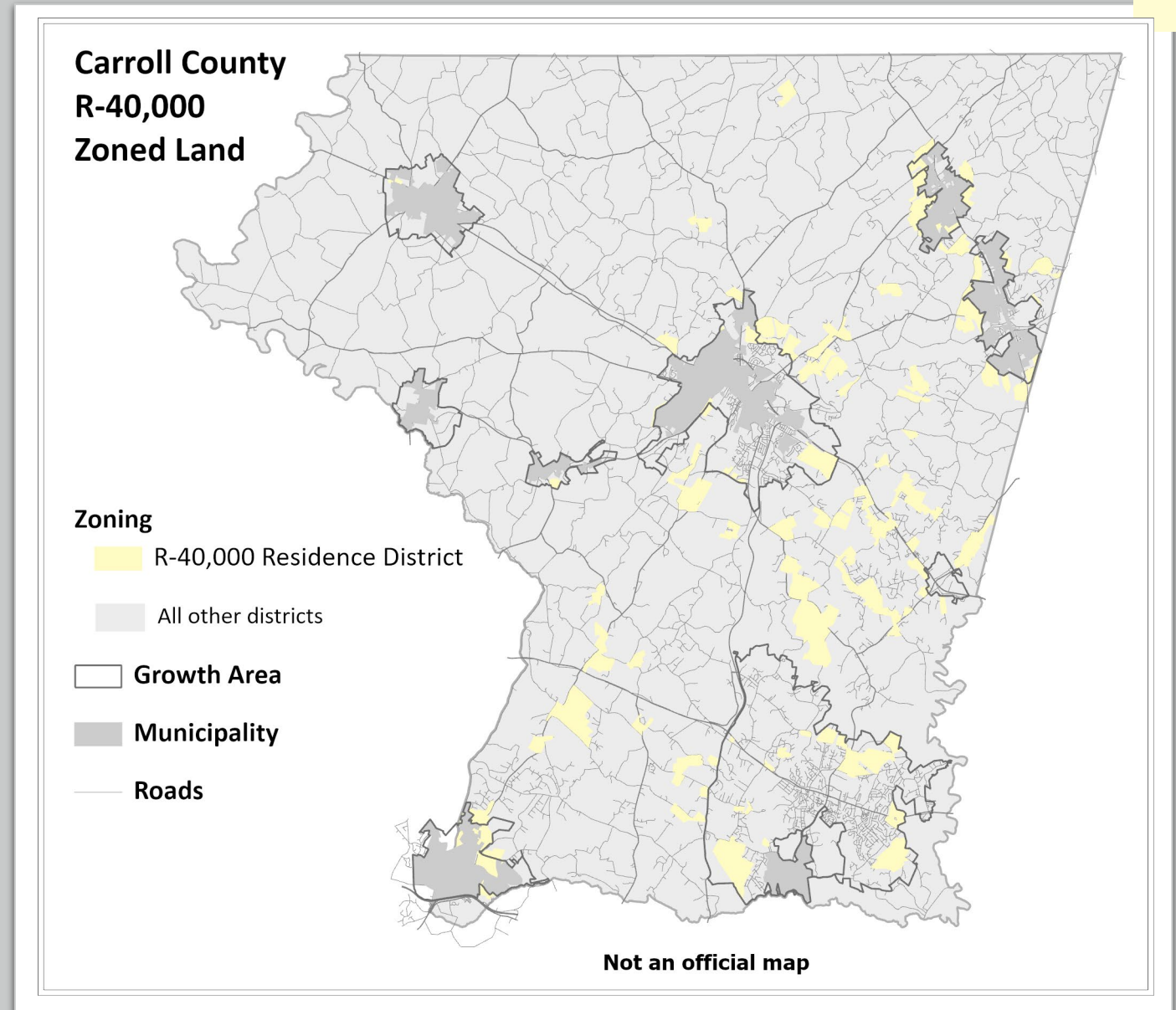


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R-40,000 Residence

Carroll County's R-40,000 Residence zoning district would generally coincide with areas designated for low-density residential development future land use on the Master Plan.

Sometimes referred to as **R-40**, the purpose of the **R-40,000** District is primarily to provide a location for **single-family residential development**, the individual **lots of which generally contain a minimum of 40,000 square feet**. This district is generally not intended to be served with public water or sewerage facilities although in special situations, it may be.



R-40,000 District Permitted uses

Listed in the table to the right are the typical uses allowed on a property in Carroll County’s R-40,000 Residence District by right of owning the property.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met to be a permitted use.

Principal use	Accessory use
The primary activities or structures for which a site is used.	A use of land or all or part of a building which is customarily incidental and secondary to the principal use of the property, and which is located on the same lot with the principal use.
Nonconforming use	
Is not currently a permitted use, but it was a lawful use at the time a zoning regulation prohibiting it went into effect and is permitted to continue for as long as it remains a continuous use.	

R-40,000 District Typical Permitted Uses	
Principal	Accessory
<ul style="list-style-type: none"> ▪ Agriculture ▪ Assisted living facility, 8 or fewer residents ▪ Dwelling (Single-family) ▪ Private school ▪ Public facility ▪ Religious establishment ▪ Utility equipment not building, yard, above-ground station or substation, or telephone exchange 	<ul style="list-style-type: none"> ▪ Accessory structures and uses customarily accessory and incidental to any principal permitted use (including dwelling unit) ▪ Antique shops (with a residence) ▪ Arts and crafts shops (with a residence) ▪ Barbershops; Beauty parlors (operated by a resident) ▪ Cemetery (accessory to a religious establishment) ▪ Cottage industry (operated by a resident) ▪ Family day care ▪ Fowl ▪ Home occupation ▪ Lawn care and maintenance service by a resident ▪ Private stable ▪ Professional office ▪ Petroleum product storage not greater than 2,000 gallons
<p>Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.072, §158.075.01, §158.075.02, & §158.075.03</p>	



R-40,000 District Conditional uses

The **Conditional Uses** listed in the table to the right are uses that may be allowed in the **R-40,000 District** if approved by Carroll County’s Board of Zoning Appeals (BZA).

The BZA hears and decides requests for conditional uses and variances. Like a court, the Board hears evidence, takes testimony under oath, accepts exhibits, and makes decisions based on all the evidence presented at the hearing.

After public hearing, the use may be

- approved,
- approved with conditions, or
- disapproved.

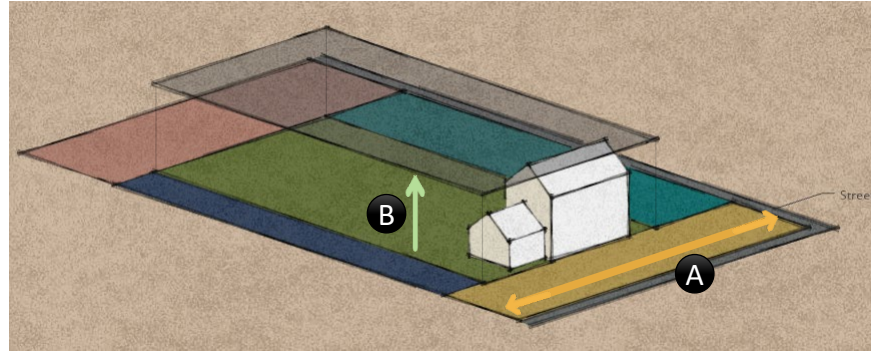
Conditional use means the same as “special exception”.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met and maintained to be an allowed conditional use. See §158.133.

R-40,000 District Conditional Uses	
Require BZA approval	
<ul style="list-style-type: none"> • Assisted-living facilities, more than 8 residents • Bed and breakfast • Community center • Day care center/nursery school • Golf Course • Meeting hall • Museum • Nursing home 	<ul style="list-style-type: none"> • Recreational facility, indoor • Recreational facility, outdoor • Retirement community, continuing care • Retirement home/age-restricted multi-family housing constructed prior to January 1, 2021 • Social club or fraternal organization • Utility equipment building, yard, above-ground station or substation, or telephone exchange
Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.072, §158.075.01, §158.075.02, & §158.075.03	

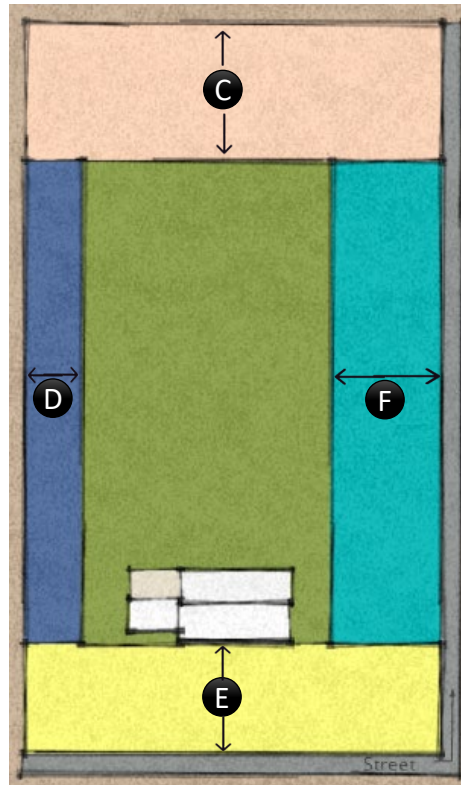


R-40,000 District Bulk Requirements*



Note: Under certain conditions, cluster subdivisions are allowed in the R-40,000 District and may reduce actual lot and yard sizes. However, clustering does not increase the number of allowed dwellings since it also has minimum open space requirements that must be met.

Use	Lot Size Minimum	Lot Width Min. ft	Height Max. ft	Rear Yard Min. ft	Side Yard Min. ft	Front Yard Min. ft	Corner Yard Min. ft.
Dwelling (shown)	40,000 sq ft	150	35	50	20	40	40
Religious establishments	2 acres	200	35	100	50	50	100
School-Elementary/ middle/ high	10 acres	400	35	50	100	150	150
Indoor recreational facility	5 acres	400	35	50	100	150	150
College	15 acres	400	35	50	100	150	150
Other allowed uses	40,000 sq ft		35				
For more information on bulk requirements in Carroll County's R-40,000 District, See §158.075.03 & §158.130							



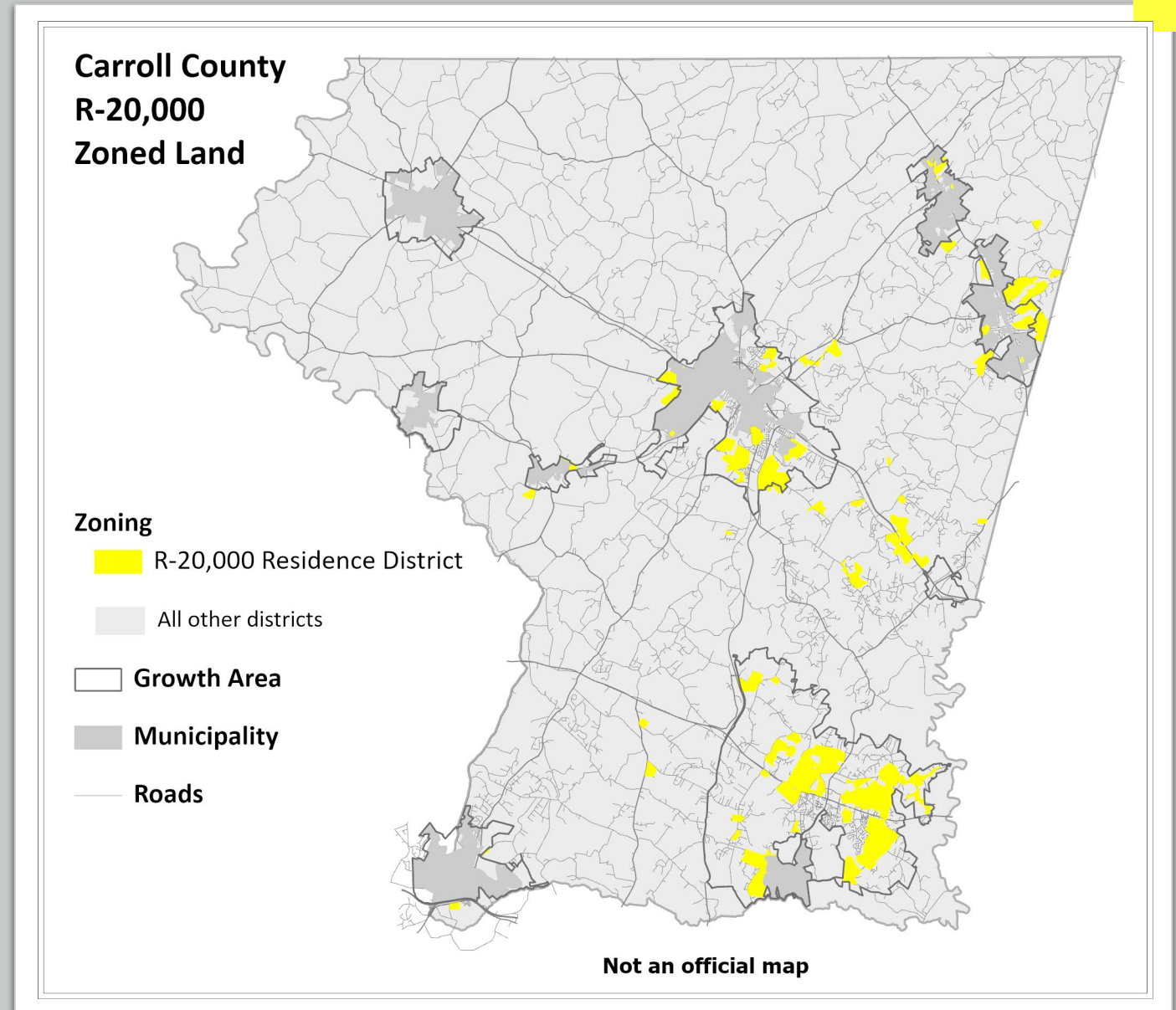
R-40,000 Residence Zoning District		
Typical lot requirements for dwelling		
	Lot size minimum	40,000 sq ft
A	Lot width minimum	150 feet
B	Maximum height	35 feet
C	Rear yard minimum depth	50 feet
D	Side yard minimum depth	20 feet
E	Front yard minimum depth	40 feet
F	Corner front yard minimum	40 feet

*Bulk Requirements determine size and placement of a building on a lot.

R-20,000 Residence District

Carroll County's R-20,000 Residence zoning district would generally coincide with areas designated for medium-density residential development on the Master Plan.

Sometimes referred to as **R-20**, the purpose of the **R-20,000** District is primarily to provide a location for **single-family residential development**, the individual lots of which generally contain a minimum of 20,000 square feet. The area should be served with public water or sewerage facilities.



R-20,000 District Permitted uses

Listed in the table to the right are the typical uses allowed on a property in Carroll County’s **R-20,000** Residence District by right of owning the property.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met to be a permitted use.

Principal use	Accessory use
The primary activities or structures for which a site is used.	A use of land or all or part of a building which is customarily incidental and secondary to the principal use of the property, and which is located on the same lot with the principal use.
Nonconforming use	
Is not currently a permitted use, but it was a lawful use at the time a zoning regulation prohibiting it went into effect and is permitted to continue for as long as it remains a continuous use.	

R-20,000 Residence District Typical Permitted Uses	
Principal	Accessory
<ul style="list-style-type: none"> ▪ Agriculture ▪ Assisted living facility, 8 or fewer residents ▪ Dwelling (Single-family) ▪ Private school ▪ Public facility ▪ Religious establishment ▪ Utility equipment not building, yard, above-ground station or substation, or telephone exchange 	<ul style="list-style-type: none"> ▪ Accessory structures and uses customarily accessory and incidental to any principal permitted use (including dwelling unit) ▪ Antique shops (with a residence) ▪ Arts and crafts shops (with a residence) ▪ Barbershops; Beauty parlors (operated by a resident) ▪ Cemetery (accessory to a religious establishment) ▪ Cottage industry (operated by a resident) ▪ Family day care ▪ Fowl ▪ Home occupation ▪ Lawn care and maintenance service by a resident ▪ Private stable ▪ Professional office ▪ Petroleum product storage not greater than 2,000 gallons
<p>Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.073, §158.075.01, §158.075.02, & §158.075.03</p>	



R-20,000 District Conditional uses

The **Conditional Uses** listed in the table to the right are uses that may be allowed in the **R-20,000 District** if approved by Carroll County’s Board of Zoning Appeals (BZA).

The BZA hears and decides requests for conditional uses and variances. Like a court, the Board hears evidence, takes testimony under oath, accepts exhibits, and makes decisions based on all the evidence presented at the hearing.

After public hearing, the use may be

- approved,
- approved with conditions, or
- disapproved.

Conditional use means the same as “special exception”.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met and maintained to be an allowed conditional use. See §158.133.

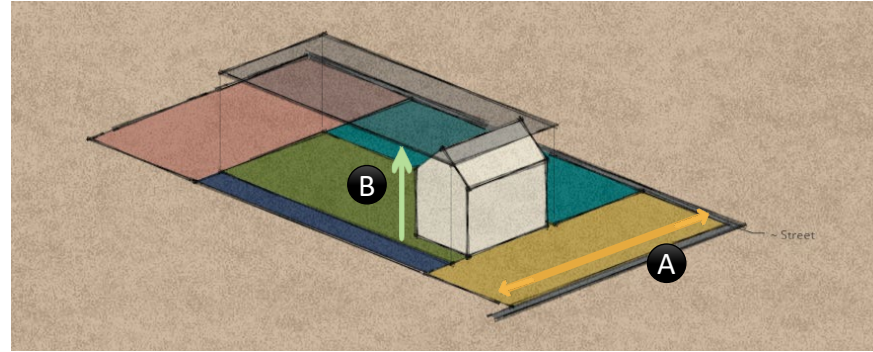
R-20,000 Residence District Conditional Uses	
Require BZA approval	
<ul style="list-style-type: none"> • Assisted-living facilities, more than 8 residents • Bed and breakfast • Community center • Day care center/nursery school • Dwelling (Townhouse or Two-family in a retirement village) • Golf Course • Hospital • Meeting hall • Museum • Nursing home 	<ul style="list-style-type: none"> • Recreational facility, indoor • Recreational facility, outdoor • Retirement community, continuing care • Retirement home/age-restricted multi-family housing constructed prior to January 1, 2021 • Retirement village • Social club or fraternal organization • Utility equipment building, yard, above-ground station or substation, or telephone exchange
<p>Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.073, §158.075.01, §158.075.02, & §158.075.03</p>	



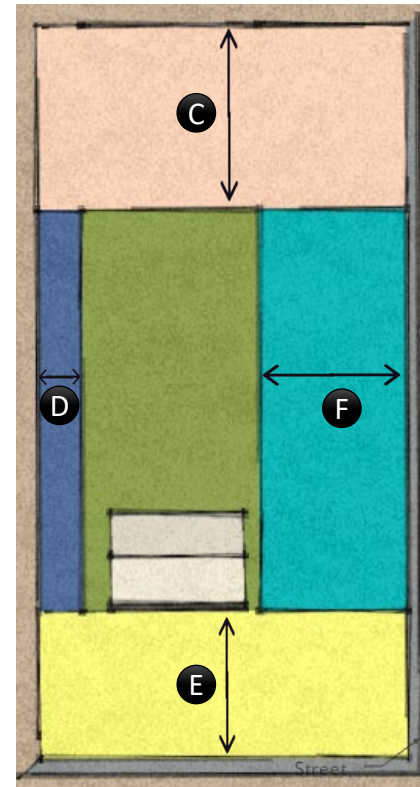
R-20,000 District Bulk Requirements*

Use	Lot Size Minimum	Lot Width Min. ft	Height Max. ft	Rear Yard Min. ft	Side Yard Min. ft	Front Yard Min. ft	Corner Yard Min. ft.
Dwelling (shown)	20,000 sq ft	100	35	50	12	40	40
Religious establishments	2 acres	200	35	100	50	50	100
School-Elementary/ middle/ high	10 acres	400	35	50	100	150	150
Indoor recreational facility	5 acres	400	35	50	100	150	150
College	15 acres	400	35	50	100	150	150
Hospital	5 acres	400	35	50	100	150	150
Other allowed uses	20,000 sq ft		35				

For more information on bulk requirements in Carroll County's R-20,000 District, See §158.075.03 & §158.130



Note: Under certain conditions, cluster subdivisions are allowed in the R-20,000 District and may reduce actual lot and yard sizes. However, clustering does not increase the number of allowed dwellings since it also has minimum open space requirements that must be met.



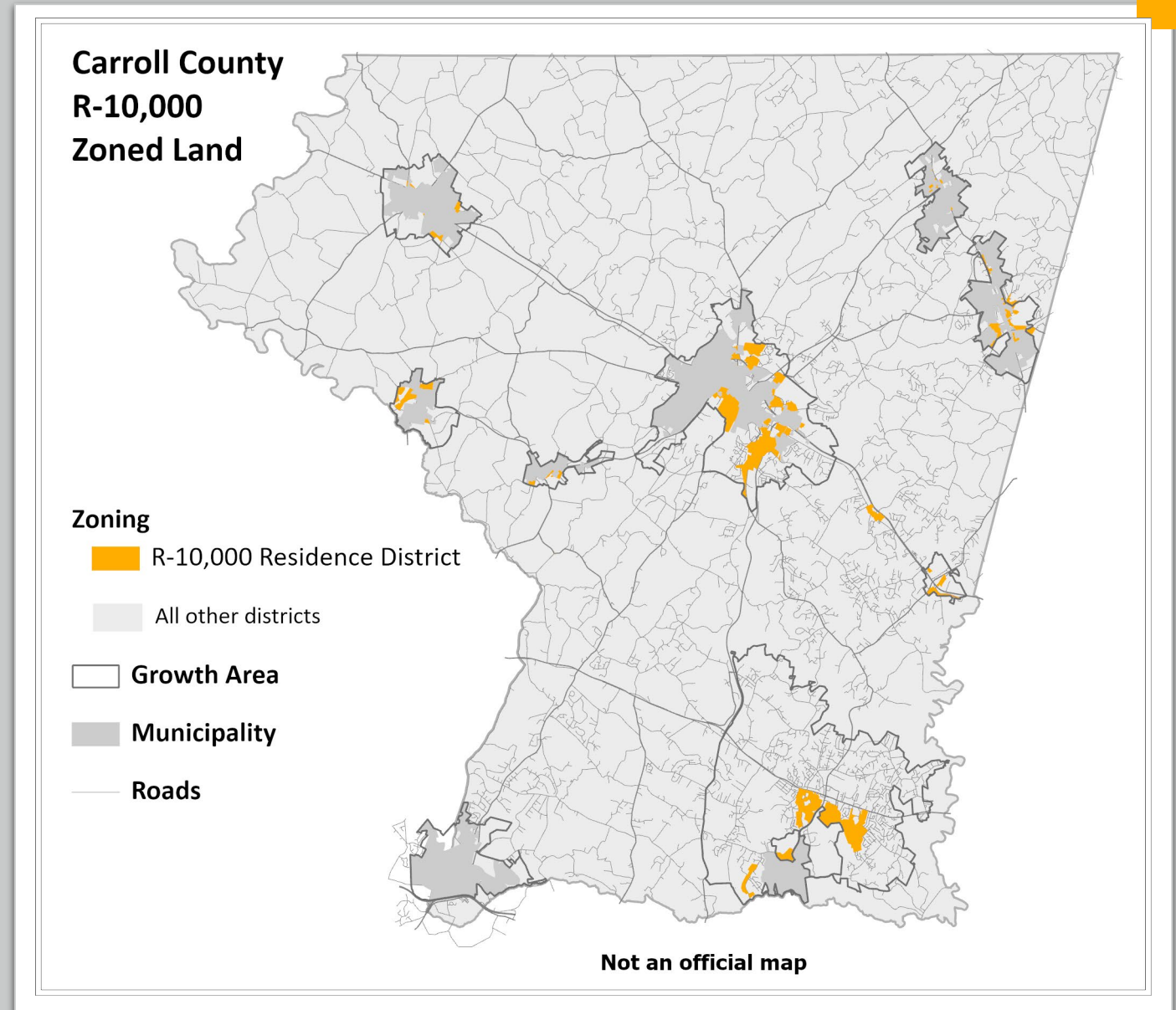
R-20,000 Residence Zoning District		
Typical lot requirements for dwelling		
	Lot size minimum	20,000 sq ft
A	Lot width minimum	100 feet
B	Maximum height	35 feet
C	Rear yard minimum depth	50 feet
D	Side yard minimum depth	12 feet
E	Front yard minimum depth	40 feet
F	Corner front yard minimum	40 feet

* Bulk requirements determine size and placement of a building on a lot.

R-10,000 Residence District

Carroll County's R-10,000 Residence zoning district would generally coincide with areas designated for high-density residential development in the Master Plan.

Sometimes referred to as R-10, the purpose of the R-10,000 District is primarily to provide a location **within the designated growth areas for smaller lot sizes**, generally a minimum of 10,000 square feet for single and two-family dwellings, and multi-family dwellings when included in a planned unit development. The area should be served with public water and public sewerage facilities.



R-10,000 District Permitted uses

Listed in the table to the right are the typical uses allowed on a property in Carroll County's **R-10,000** Residence District by right of owning the property.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met to be a permitted use.

Principal use	Accessory use
The primary activities or structures for which a site is used.	A use of land or all or part of a building which is customarily incidental and secondary to the principal use of the property, and which is located on the same lot with the principal use.
Nonconforming use	
Is not currently a permitted use, but it was a lawful use at the time a zoning regulation prohibiting it went into effect and is permitted to continue for as long as it remains a continuous use.	

R-10,000 District Typical Permitted Uses	
Principal	Accessory
<ul style="list-style-type: none"> ▪ Agriculture ▪ Assisted living facility, 8 or fewer residents ▪ Dwelling: <ul style="list-style-type: none"> ▪ Multi-family, Townhouse, or Two-family in a planned unit development ▪ Single-family ▪ Planned unit development (PUD) ▪ Private school ▪ Public facility ▪ Religious establishment ▪ Single-family dwelling ▪ Utility equipment not building, yard, above-ground station or substation, or telephone exchange 	<ul style="list-style-type: none"> ▪ Accessory structures and uses customarily accessory and incidental to any principal permitted use (including dwelling unit) ▪ Antique shops (with a residence) ▪ Arts and crafts shops (with a residence) ▪ Barbershops; Beauty parlors (operated by a resident) ▪ Cemetery (accessory to a religious establishment) ▪ Cottage industry (operated by a resident) ▪ Family day care ▪ Fowl ▪ Home occupation ▪ Lawn care and maintenance service by a resident ▪ Professional office ▪ Petroleum product storage not greater than 2,000 gallons
Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.074, §158.075.01, §158.075.02, & §158.075.03	



R-10,000 District Conditional uses

The **Conditional Uses** listed in the table to the right are uses that may be allowed in the **R-10,000 District** if approved by Carroll County’s Board of Zoning Appeals (BZA).

The BZA hears and decides requests for conditional uses and variances. Like a court, the Board hears evidence, takes testimony under oath, accepts exhibits, and makes decisions based on all the evidence presented at the hearing.

After public hearing, the use may be

- approved,
- approved with conditions, or
- disapproved.

Conditional use means the same as “special exception”.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met and maintained to be an allowed conditional use. See §158.133.

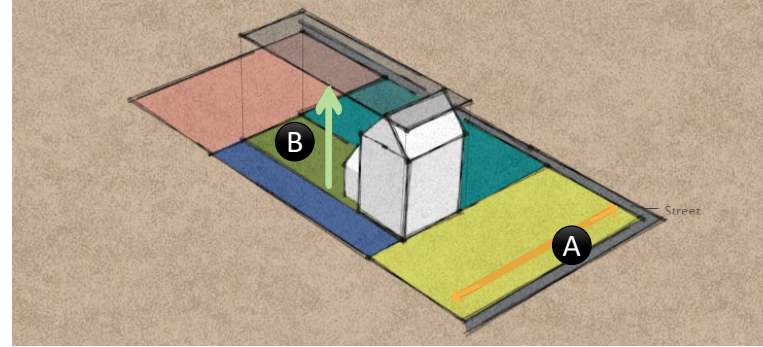
R-10,000 District Conditional Uses	
Require BZA approval	
<ul style="list-style-type: none"> • Assisted-living facilities, more than 8 residents • Bed and breakfast • Community center • Day care center/nursery school • Dwelling: <ul style="list-style-type: none"> • Townhouse in retirement village • Two-family dwelling not in a planned unit development • Two-family dwelling in a retirement village • Golf Course • Meeting hall • Museum 	<ul style="list-style-type: none"> • Nursing home • Recreational facility, indoor • Recreational facility, outdoor • Retirement community, continuing care • Retirement home/age-restricted multi-family housing • Retirement village • Social club or fraternal organization • Utility equipment building, yard, above-ground station or substation, or telephone exchange
<p>Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.074, §158.075.01, §158.075.02, & §158.075.03</p>	



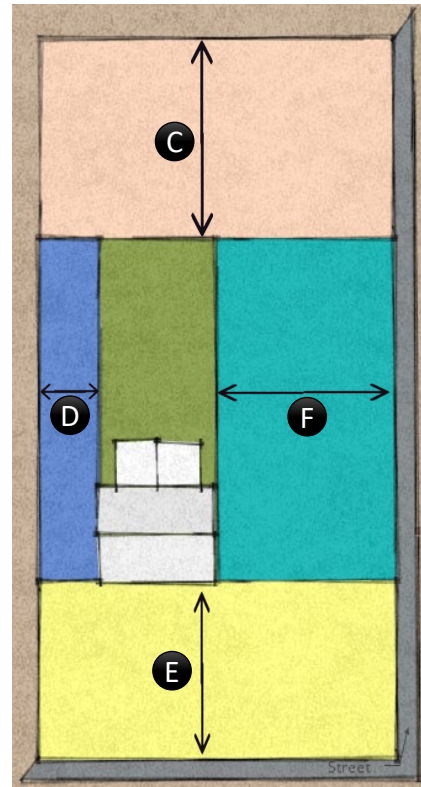
R-10,000 District Bulk Requirements*

Use	Lot Size Minimum	Lot Width Min. ft	Height Max. ft	Rear Yard Min. ft	Side Yard Min. ft	Front Yard Min. ft	Corner Yard Min. ft.
Single-family Dwelling* (shown)	10,000 sq ft	70	35	40	12	35	35
Two-family Dwelling	7,500 sq ft per unit	70	35	40	12	35	35
Religious establishments	2 acres	200	35	100	50	50	100
School-Elementary/ middle/ high	10 acres	400	35	50	100	150	150
Indoor recreational facility	5 acres	400	35	50	100	150	150
College	15 acres	400	35	50	100	150	150
Nursing homes, assisted living facilities	45,00 sq ft	150	35	40	20	25	25
Other allowed uses	20,000 sq ft		35				

For more information on bulk requirements in Carroll County's R-10,000 District, See §158.075.03, §155.091, & §158.130



Note: Under certain conditions, cluster subdivisions are allowed in the R-10,000 District and may reduce actual lot and yard sizes. However, clustering does not increase the number of allowed dwellings since it also has minimum open space requirements that must be met.



R-10,000 Residence Zoning District			
Typical lot requirements for dwelling			
	Lot size minimum	Single-family	10,000 sq ft
		Two-family	7,500 sq ft per unit
A	Lot width minimum		70 feet
B	Maximum height		35 feet
C	Rear yard minimum depth		40 feet
D	Side yard minimum depth		12 feet
E	Front yard minimum depth		35 feet
F	Corner front yard minimum		35 feet

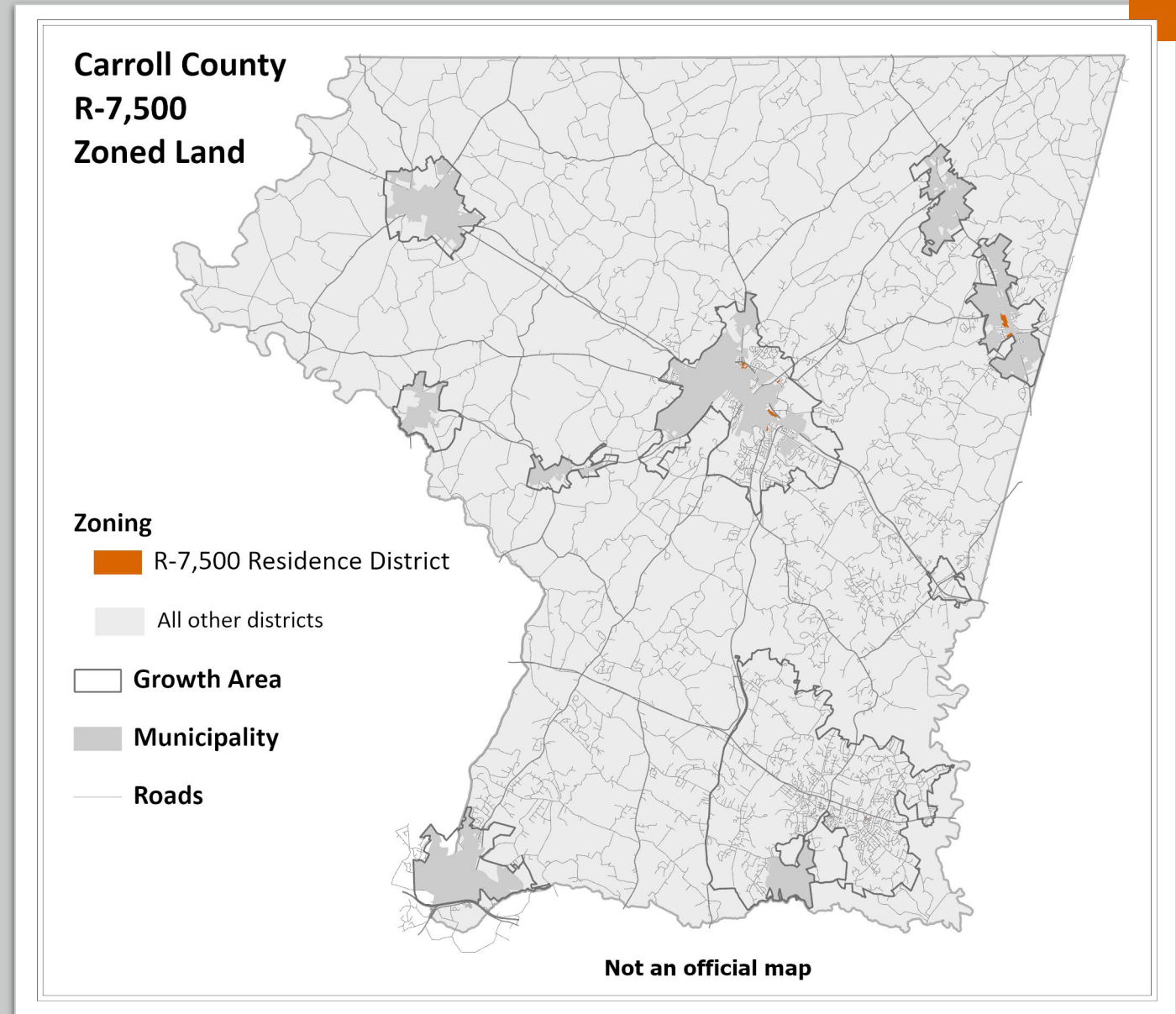
* Bulk requirements determine size and placement of a building on a lot.

R-7,500

Residence District

Carroll County's R-7,500 Residence zoning district would coincide with areas designated for high-density residential development in the Master Plan.

The purpose of the R-7,500 Residence District is primarily to provide a location within the designated growth areas for smaller lot sizes, a **minimum of 7,500 square feet**, and a greater number of dwellings per acre than the other residential districts. It is intended for single-family and two-family dwellings, and multi-family dwellings when included in a planned unit development. The area should be served with public water and public sewerage facilities.



R-7,500 District Permitted uses

Listed in the table to the right are the typical uses allowed on a property in Carroll County’s R-7,500 Residence District by right of owning the property.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met to be a permitted use.

Principal use	Accessory use
The primary activities or structures for which a site is used.	A use of land or all or part of a building which is customarily incidental and secondary to the principal use of the property, and which is located on the same lot with the principal use.
Nonconforming use	
Is not currently a permitted use, but it was a lawful use at the time a zoning regulation prohibiting it went into effect and is permitted to continue for as long as it remains a continuous use.	

R-7,500 Residence District Typical Permitted Uses	
Principal	Accessory
<ul style="list-style-type: none"> ▪ Agriculture ▪ Assisted living facility, 8 or fewer residents ▪ Dwelling: <ul style="list-style-type: none"> ▪ Multi-family, Townhouse, or Two-family in a planned unit development ▪ Single-family dwelling ▪ Planned unit development (PUD) ▪ Private school ▪ Public facility ▪ Religious establishment ▪ Single-family dwelling ▪ Utility equipment not building, yard, above-ground station or substation, or telephone exchange 	<ul style="list-style-type: none"> ▪ Accessory structures and uses customarily accessory and incidental to any principal permitted use (including dwelling unit) ▪ Antique shops (with a residence) ▪ Arts and crafts shops (with a residence) ▪ Barbershops; Beauty parlors (operated by a resident) ▪ Cemetery (accessory to a religious establishment) ▪ Cottage industry (operated by a resident) ▪ Family day care ▪ Fowl ▪ Home occupation ▪ Lawn care and maintenance service by a resident ▪ Professional office ▪ Petroleum product storage not greater than 2,000 gallons
Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.075, §158.075.01, §158.075.02, & §158.075.03	



R-7,500 District Conditional uses

The **Conditional Uses** listed in the table to the right are uses that may be allowed in the **R-7,500 District** if approved by Carroll County’s Board of Zoning Appeals (BZA).

The BZA hears and decides requests for conditional uses and variances. Like a court, the Board hears evidence, takes testimony under oath, accepts exhibits, and makes decisions based on all the evidence presented at the hearing.

After public hearing, the use may be

- approved,
- approved with conditions, or
- disapproved.

Conditional use means the same as “special exception”.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met and maintained to be an allowed conditional use. See §158.133.

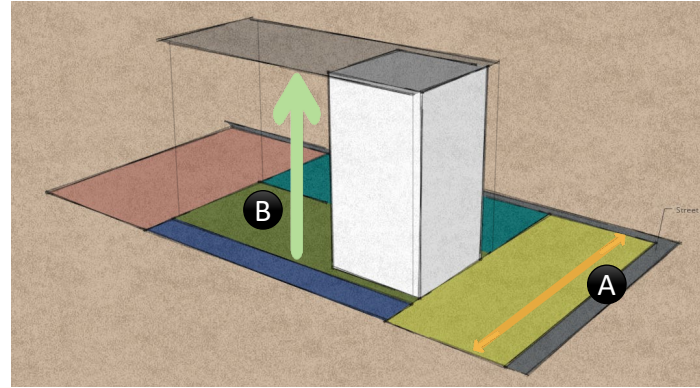
R-7,500 Residence District Conditional Uses	
Require BZA approval	
<ul style="list-style-type: none"> • Assisted-living facilities, more than 8 residents • Bed and breakfast • Community center • Day care center/nursery school • Golf Course • Meeting hall • Museum • Nursing home • Recreational facility, indoor • Recreational facility, outdoor 	<ul style="list-style-type: none"> • Retirement community, continuing care • Retirement home/age-restricted multi-family housing • Retirement village • Social club or fraternal organization • Townhouse in retirement village • Two-family dwelling not in a planned unit development • Two-family dwelling in a retirement village • Utility equipment building, yard, above-ground station or substation, or telephone exchange
Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.075, §158.075.01, §158.075.02, & §158.075.03	



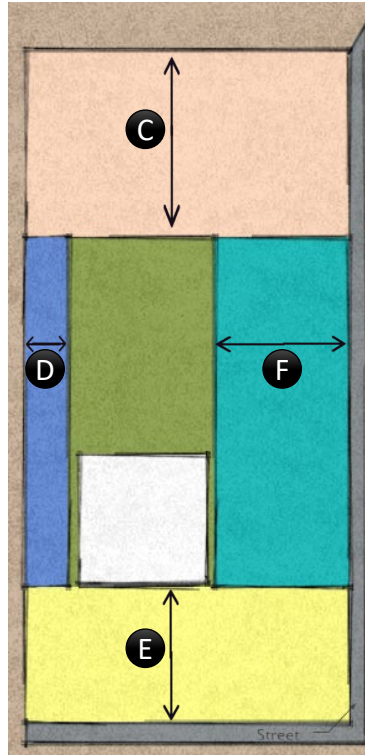
R-7,500 District Bulk Requirements*

Use	Lot Size Minimum	Lot Width Min. ft	Height Max. ft	Rear Yard Min. ft	Side Yard Min. ft	Front Yard Min. ft	Corner Yard Min. ft.
Single-family Dwelling* (shown)	7,500 sq ft	60	40	35	8	25	25
Two-family Dwelling	5,000 sq ft per unit	60	40	35	8	25	25
Religious establishments	2 acres	200	35	100	50	50	100
Elementary/middle school	5 acres	400	35	50	100	150	150
High school	10 acres	400	35	50	100	150	150
Indoor recreational facility	5 acres	400	35	50	100	150	150
College	15 acres	400	35	50	100	150	150
Nursing homes, assisted living facilities	45,00 sq ft	150	35	40	20	25	25
Other allowed uses	20,000 sq ft		35				

For more information on bulk requirements in Carroll County's R-7,500 District, See §158.075.03, §155.091, & §158.130



* Bulk requirements determine size and placement of a building on a lot.



R-7,500 Residence Zoning District			
Typical lot requirements for dwelling			
	Lot size minimum	Single-family	7,500 sq ft
		Two-family	5,000 sq ft per unit
A	Lot width minimum		60 feet
B	Maximum height		40 feet
C	Rear yard minimum depth		35 feet
D	Side yard minimum depth		8 feet
E	Front yard minimum depth		25 feet
F	Corner front yard minimum		25 feet

Commercial

Land Use

Commercial – Low Intensity
Commercial – Medium Intensity
Commercial - High Intensity
Village - Commercial/Industrial

Zoning Districts

C-1 Commercial Low Intensity District
C-2 Commercial Medium Intensity District
C-3 Commercial High Intensity District



Commercial Future Land Use

Areas designated **Commercial** as the future land use in the *2014 Carroll County Master Plan*, *2018 Freedom Community Comprehensive Plan*, and *Finksburg Corridor Plan* are **envisioned as areas where commercial use or activity involving the sale of goods, products, wares, or merchandise directly to the consumer (e.g., retail) are the primary uses as follows:**

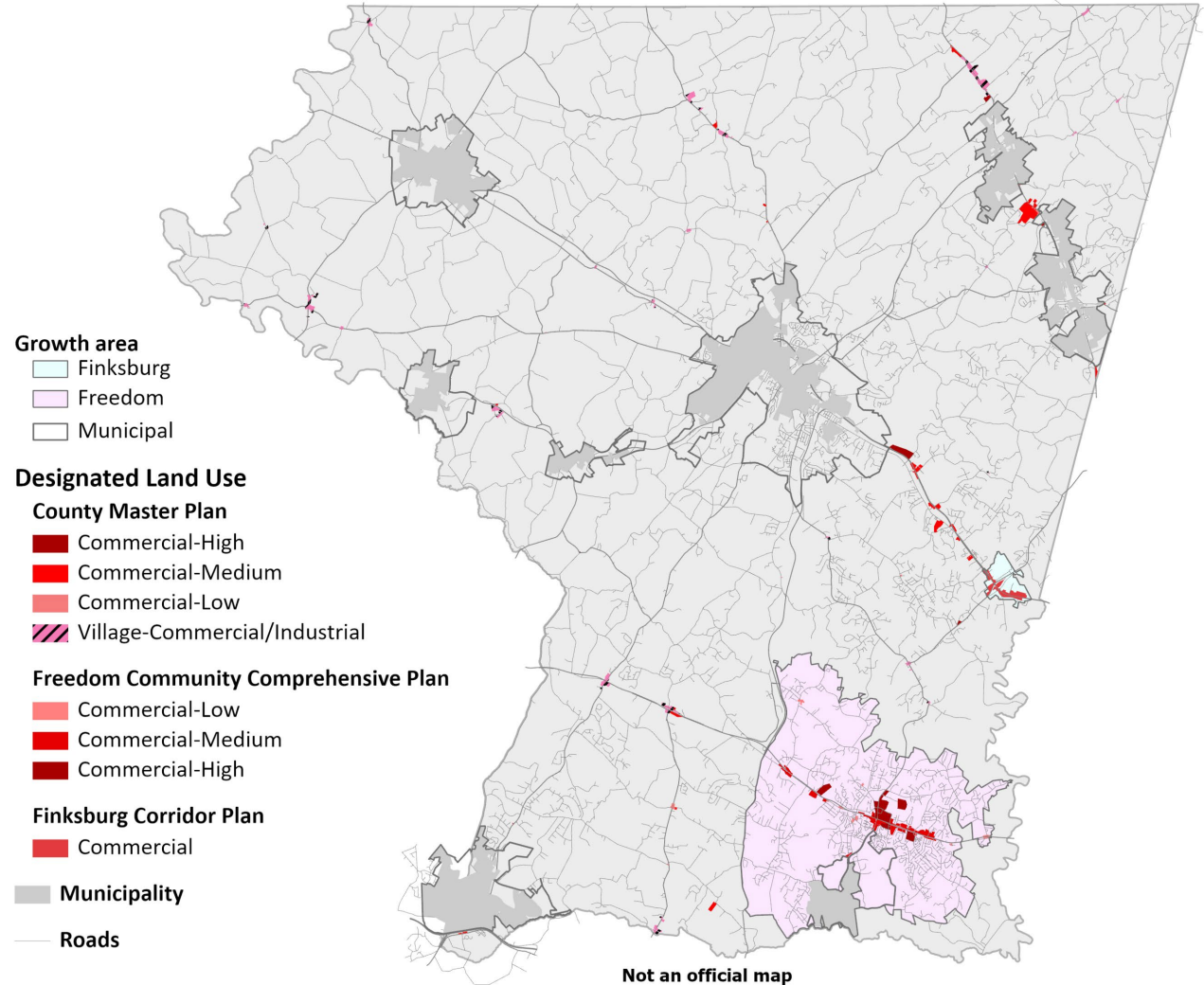
Commercial – Low Intensity - Areas intended to provide for services needed by a neighborhood population **characterized by low volumes of traffic and noise**. Properties with this designation would generally be less than five acres in size, and activities **would involve the sale of services, goods, products, wares, or merchandise directly to the consumer, and certain limited offices of a small, local nature**.

Commercial – Medium Intensity - Areas intended to provide for services needed by a larger, suburban area population **characterized by low to medium volumes of traffic**. Activities **would involve the sale of services, goods, products, wares, or merchandise directly to the consumer, as well as professional and business office uses**, and the variation in lot sizes among properties with this designation would reflect the array of commercial uses permitted.

Commercial – High Intensity - Areas intended to provide for services needed by a more regional population **characterized by high volumes of traffic and longer hours of operation, generally with access to major transportation corridors**. Activities **would involve office, warehousing, distribution, large-scale retail, wholesale and some light processing operations**, and properties with this designation would be large enough to accommodate the activities listed above, either alone or when consolidated with adjacent properties. Water and sewer service is generally planned to these areas.

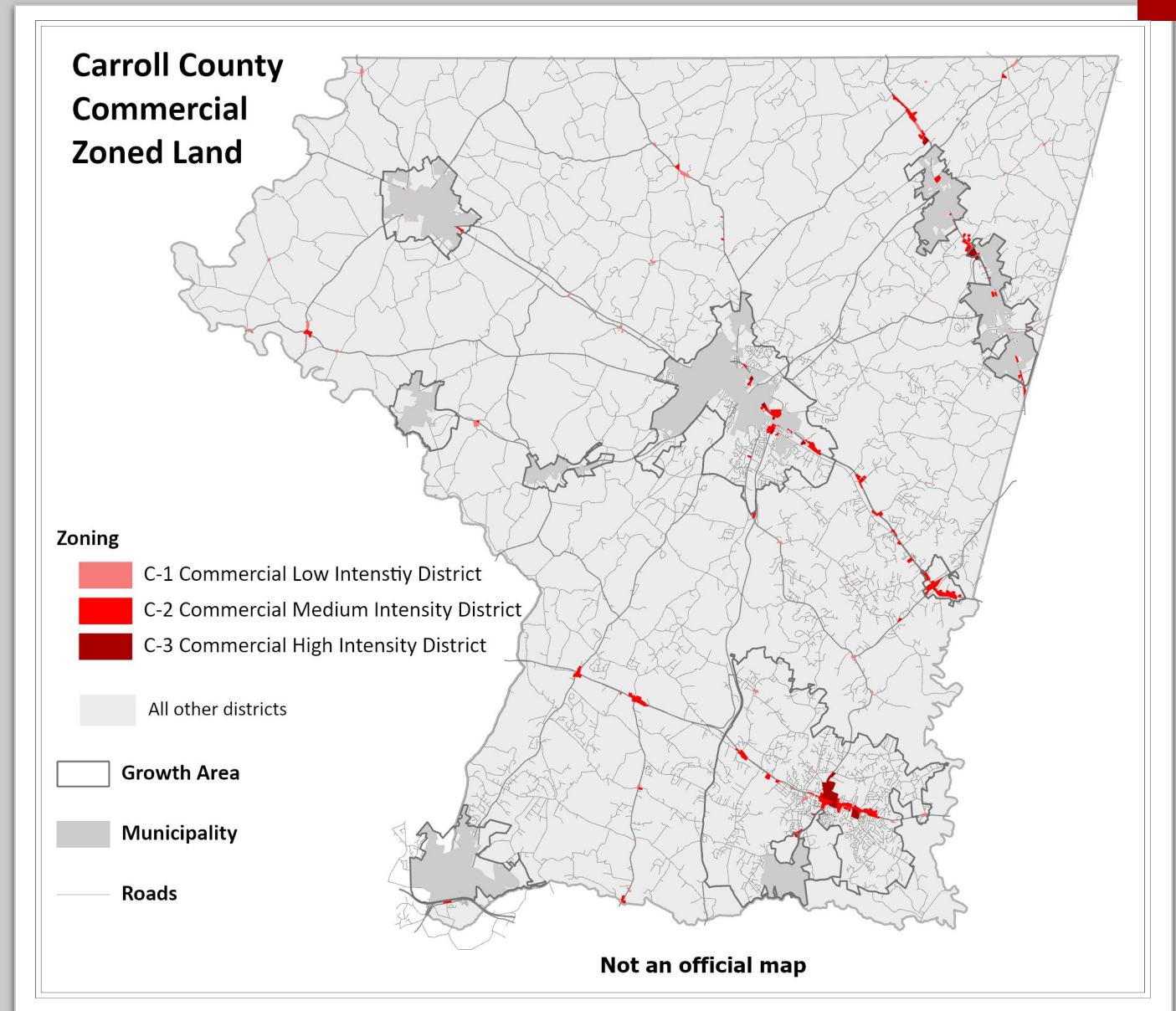
Carroll County Designated Commercial Future Land Use

Designated Land Use (DLU), also referred to as Future Land Use (FLU), is the land use envisioned by the master or comprehensive plan, which forms the basis for future zoning.



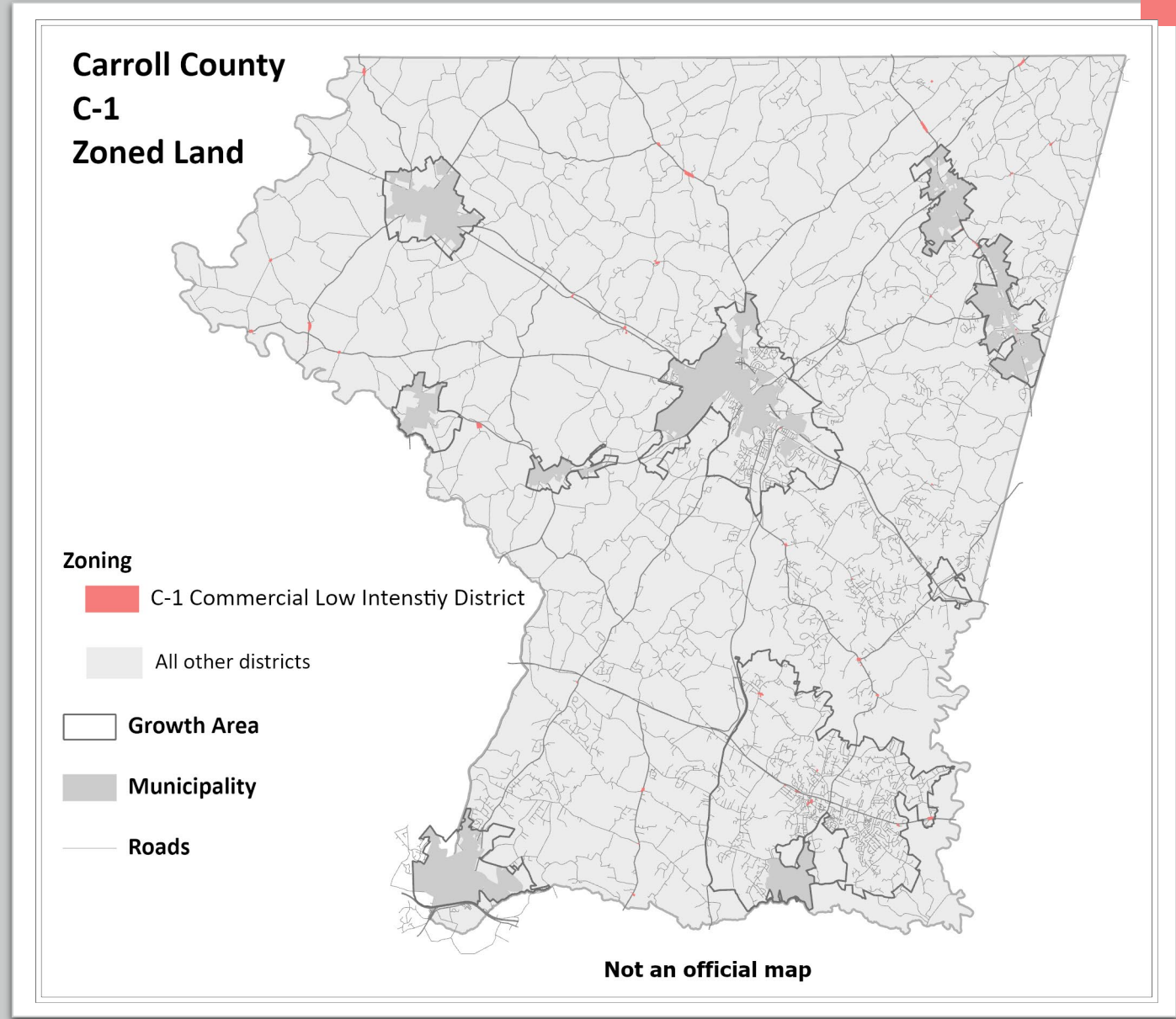
Commercial Zoned Districts

Carroll County has three zoning districts in the general land use category of Commercial. They are the **C-1 Commercial Low Intensity**, **C-2 Commercial Medium Intensity**, and **C-3 Commercial High Intensity Districts**. Each of the three commercial zoned districts generally corresponds to a commercial future land use designation in the *2014 Carroll County Master Plan*, *2018 Freedom Community Comprehensive Plan*, or *Finksburg Corridor Plan* and is generally characterized by the intensity of the types of activities and volumes of traffic existing in the neighborhood or generated by the use. The commercial districts are often referred to as C-1, C-2, and C-3.



C-1 Commercial Low Intensity District

The purpose of Carroll County's **C-1** District is to provide locations for **small-scale, low intensity retail and service commercial uses** which are intended to provide goods and services primarily serving the residents of the surrounding neighborhoods with a minimum of consumer travel and convenient auto access. **Uses allowed in the C-1 District include but are not limited to retail sales and services, personal services, medical facilities, eating establishments, recreation and entertainment, and small professional office uses.**



C-1 District Permitted uses

Listed in the table to the right are the typical uses allowed on a property in Carroll County's C-1 Commercial Low Intensity District by right of owning the property.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met to be a permitted use.

Principal use	Accessory use
The primary activities or structures for which a site is used.	A use of land or all or part of a building which is customarily incidental and secondary to the principal use of the property, and which is located on the same lot with the principal use.
Nonconforming use	
Is not currently a permitted use, but it was a lawful use at the time a zoning regulation prohibiting it went into effect and is permitted to continue for as long as it remains a continuous use.	

C-1 Commercial Low Intensity District Typical Permitted Uses		
Principal		Accessory
<ul style="list-style-type: none"> ▪ Agriculture ▪ Artisan manufacturing ▪ Assisted-living facility; Continuing care retirement community; Nursing home ▪ Bar/tavern ▪ Butcher shop ▪ Cannabis dispensary, under 10,000 sq. ft. ▪ Catering establishment or banquet facility ▪ Community meeting hall, social club, fraternal organization ▪ Contractor's Office ▪ Day care center; Nursery school ▪ Dwelling (single- or two-family in a Rural Village; single-family constructed prior to November 1, 2019; townhouse or two-family in a Retirement Village) ▪ Commercial garage or parking lot ▪ Medical or dental center ▪ Museum 	<ul style="list-style-type: none"> ▪ Planned Commercial Center ▪ Professional or business office ▪ Public facility ▪ Recreational facility (indoor or outdoor); Recreational area (outdoor) ▪ Religious establishment ▪ Restaurant (without drive-thru) ▪ Retail or service, under 10,000 sq ft ▪ Retirement home; Retirement Village ▪ School (Art, business, dance, music or similar; Private; Trade) ▪ Trade school or professional training center ▪ Use-off-the premises signs ▪ Utility equipment, all others 	<ul style="list-style-type: none"> ▪ Dwellings accessory to a Planned Commercial Center; Dwelling directly related to commercial use ▪ Petroleum product storage not greater than 2,000 gallons ▪ Signs pertaining to "use on the premises" business ▪ Solar energy conversion facility ▪ Storage (equipment, vehicle, and material) accessory to general service or office ▪ Storage modules ▪ Vehicle storage (outdoor) accessory to self-service storage ▪ Winery, micro-brewery, and limited distillery accessory to restaurant or tavern
<p>Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.077, §158.082, & §158.083</p>		



C-1 District Conditional uses

The **Conditional Uses** listed in the table to the right are uses that may be allowed in the **C-1 District** if approved by Carroll County’s Board of Zoning Appeals (BZA).

The BZA hears and decides requests for conditional uses and variances. Like a court, the Board hears evidence, takes testimony under oath, accepts exhibits, and makes decisions based on all the evidence presented at the hearing.

After public hearing, the use may be

- **approved,**
- **approved with conditions, or**
- **disapproved.**

Conditional use means the same as “special exception”.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met and maintained to be an allowed conditional use. See §158.133.

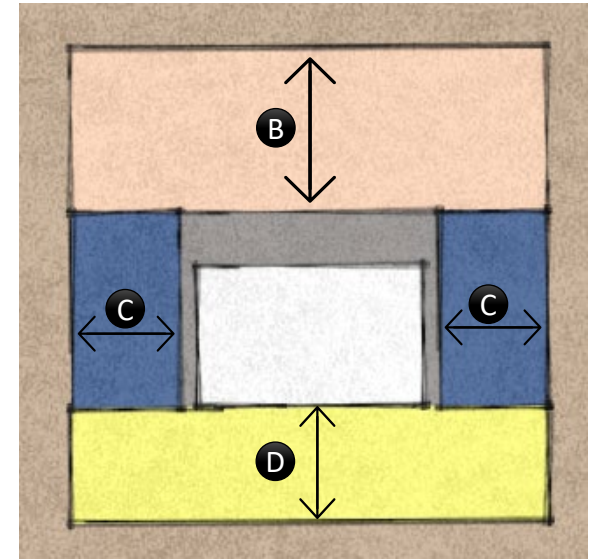
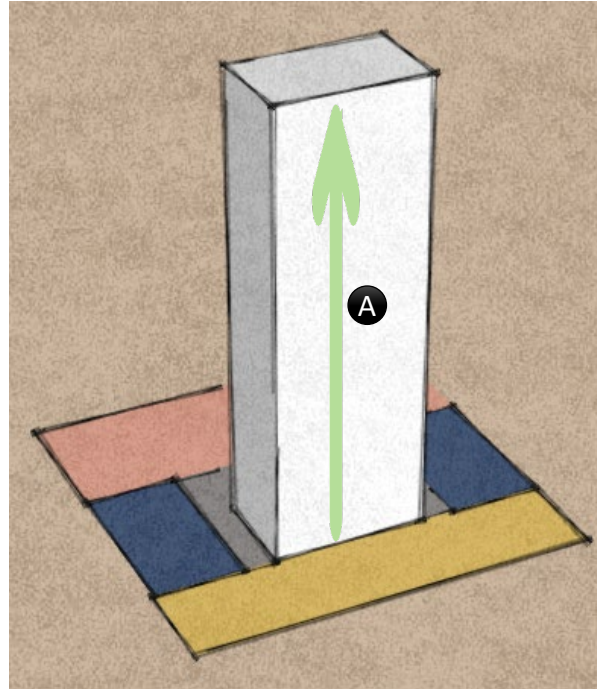
C-1 Commercial Low Intensity District Conditional Uses	
Require BZA approval	
<ul style="list-style-type: none"> • Automobile service center • Bed and breakfast • Cemetery, mausoleum, or memorial garden • Communications tower • Communications tower complex • Contractor's equipment storage facility • Conveyor system • Country inn • Drug treatment facility • Fuel station 	<ul style="list-style-type: none"> • Limited distillery • Micro-brewery • Printing shop • Shop for the service, repair, or sale of farm equipment • Utility equipment building, yard, above-ground station or substation, or telephone exchange • Veterinary facility, without runways
Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.077, §158.082, & §158.083	



C-1 District Bulk Requirements*

* Bulk requirements determine size and placement of a building on a lot.

Use	Height Max. feet	Rear Yard Min. feet	Side Yard Min. feet	Front Yard Min. feet
Nonresidential and group living if NOT adjacent to a property in the Residential District (shown)	50	15	10	10
Dwelling in a Rural Village; Dwellings that were in the B-NR District	Same as in the R-10,000 District, and where adjoining any Residence District, the side yard shall be not less than 25 feet.			
Dwellings that were in the B-G District	Same as in the R-7,500 District, and where adjoining any Residence District, the side yard shall not be less than 15 feet.			
For more information on bulk requirements in Carroll County's C-1 District, See §158.084, §155.092, & §158.130				



Note: The maximum height allowed is **35 Feet for properties in the C-1 District that adjoin a property in a Residential District**; the 35 Feet maximum may be extended to 50 Feet if the side and/or rear yard adjoining the Residential District is increased by one foot for each additional foot above 35 feet.

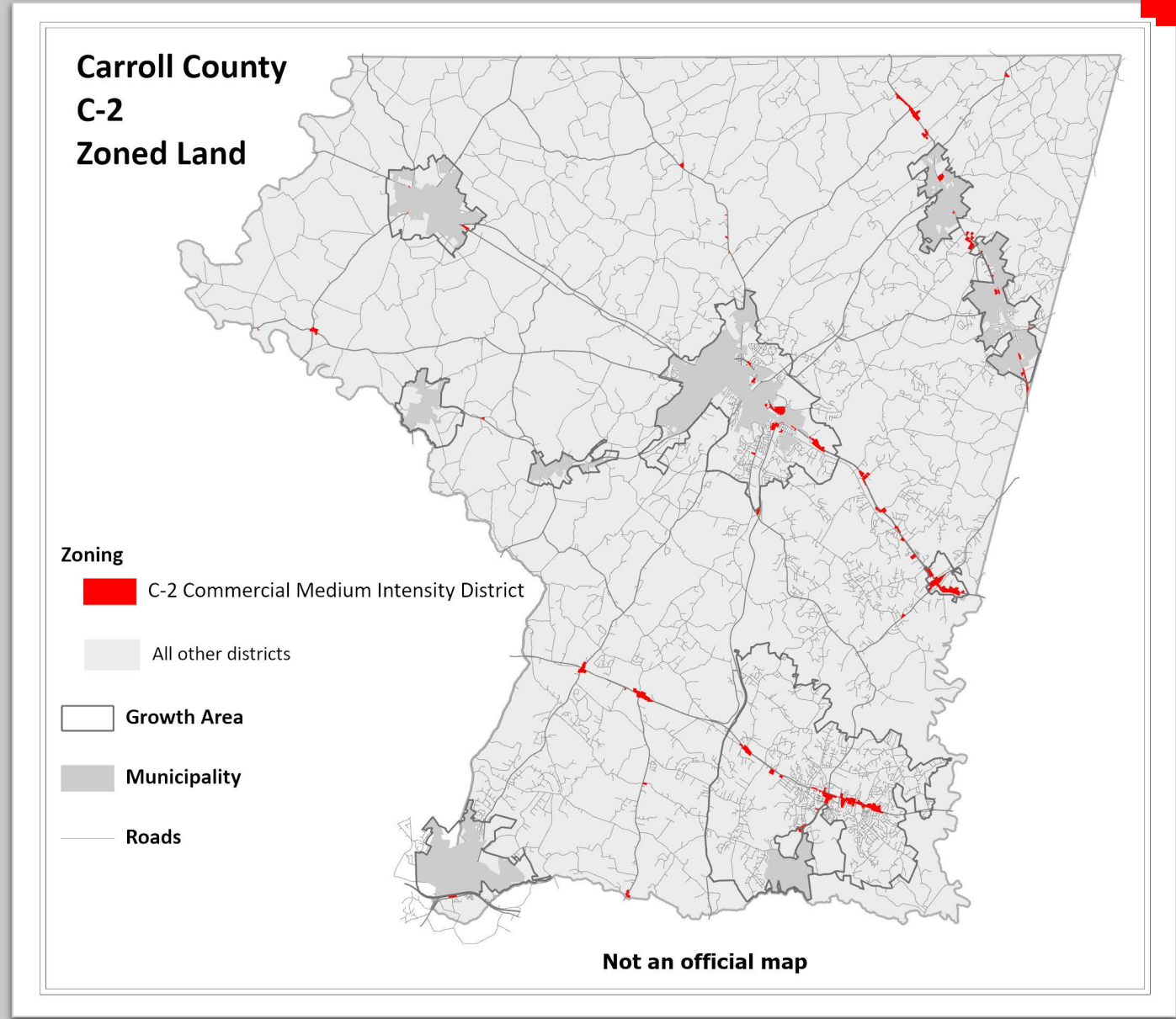
C-1 Commercial Low Intensity Zoning District

Typical lot requirements for nonresidential and group living uses if **NOT adjacent to a property in the Residential District**

A	Maximum height	50 feet
B	Rear yard minimum depth	15 feet
C	Side yard minimum depth	10 feet
D	Front yard minimum depth	10 feet

C-2 Commercial Medium Intensity District

The purpose of Carroll County's C-2 District is to provide locations for a **diverse range of medium-intensity retail, service and professional office uses** needed by a larger population than those provided for in the C-1 District. This district is also intended to provide locations for compatible institutional and recreational uses, limited residential uses, and some of the general neighborhood uses associated with the C-1 District. **Bicycle and pedestrian access are encouraged where possible** to ensure compatibility with nearby neighborhoods.



C-2 Commercial Medium Intensity District Typical Permitted Uses

C-2 District Permitted uses

Listed in the table to the right are the typical uses allowed on a property in Carroll County's C-2 Commercial Medium Intensity District by right of owning the property.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met to be a permitted use.

Principal use	Accessory use
The primary activities or structures for which a site is used.	A use of land or all or part of a building which is customarily incidental and secondary to the principal use of the property, and which is located on the same lot with the principal use.
Nonconforming use	
Is not currently a permitted use, but it was a lawful use at the time a zoning regulation prohibiting it went into effect and is permitted to continue for as long as it remains a continuous use.	

Principal		Accessory
<ul style="list-style-type: none"> ▪ Agriculture ▪ Artisan manufacturing ▪ Assisted-living facility; Continuing care retirement community; Nursing home ▪ Automobile service center ▪ Bar; Tavern ▪ Cannabis dispensary, up to 60,000 sq. ft. ▪ Car wash ▪ Catering establishment; Banquet facility ▪ Commercial parking lot or garage ▪ Community meeting hall; Social club; Fraternal organization ▪ Contractor's Office; Contractor's equipment storage facility ▪ Communications tower or tower complex ▪ Day care center; Nursery school ▪ Drug treatment facility ▪ Dwelling (single- or two-family in a Rural Village; single-family constructed prior to November 1, 2019; townhouse or two-family in a Retirement Village) ▪ Feed or grain sales, may include storage ▪ Fuel station ▪ Funeral establishment; Crematorium ▪ Laboratory (chemical, physical, or biological), not including agricultural ▪ Medical or dental center 	<ul style="list-style-type: none"> ▪ Museum ▪ Planned Commercial Center ▪ Professional or business office ▪ Public facility ▪ Recreational facility (indoor or community); Recreational area (outdoor) ▪ Religious establishment ▪ Restaurant ▪ Retail or service, up to 60,000 sq ft ▪ Retirement home; Retirement village ▪ School (Art, business, dance, music or similar; Private; Trade) ▪ Self-service storage facility ▪ Shooting ranges— Indoor trap, skeet rifle, or archery, including gun clubs ▪ Shop (Welding, sheet metal, machine, carpentry, or similar; Butcher; Farm equipment service, repair, or sale; Vehicle repair; Printing ▪ Trade school or professional training center ▪ Use-off-the premises signs ▪ Utility equipment, all others not listed as Conditional Uses ▪ Vehicle sales lot (under 10,000 lbs.) ▪ Veterinary facility, without runways ▪ Winery; Micro-brewery; Limited distillery 	<ul style="list-style-type: none"> ▪ Car wash ▪ Drive-thru service ▪ Dwellings accessory to a Planned Commercial Center; Dwelling directly related to commercial use ▪ Fertilizer storage or sales, not in prepared packing ▪ Petroleum product storage not greater than 2,000 gallons ▪ Signs pertaining to "use on the premises" business ▪ Solar energy conversion facility ▪ Storage (equipment, vehicle, and material) accessory to general service or office ▪ Storage modules ▪ Vehicle storage (outdoor) accessory to self-service storage ▪ Winery, micro-brewery, and limited distillery accessory to restaurant or tavern

Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.078, §158.082, & §158.083

C-2 District Conditional uses

The **Conditional Uses** listed in the table to the right are uses that may be allowed in the **C-2 District** if approved by Carroll County’s Board of Zoning Appeals (BZA).

The BZA hears and decides requests for conditional uses and variances. Like a court, the Board hears evidence, takes testimony under oath, accepts exhibits, and makes decisions based on all the evidence presented at the hearing.

After public hearing, the use may be

- **approved,**
- **approved with conditions, or**
- **disapproved.**

Conditional use means the same as “special exception”.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met and maintained to be an allowed conditional use. See §158.133.

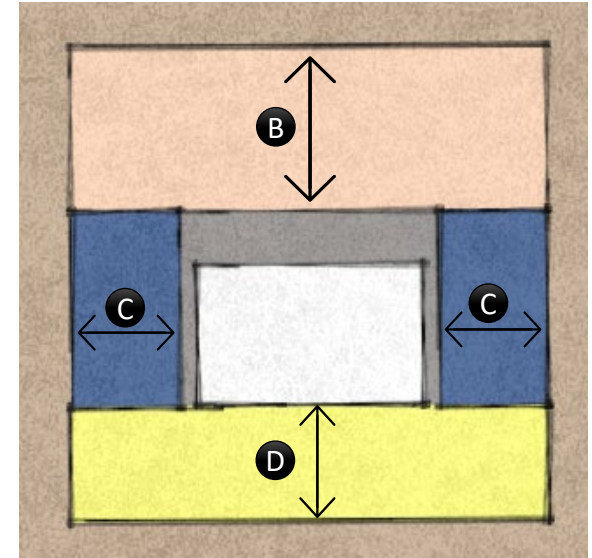
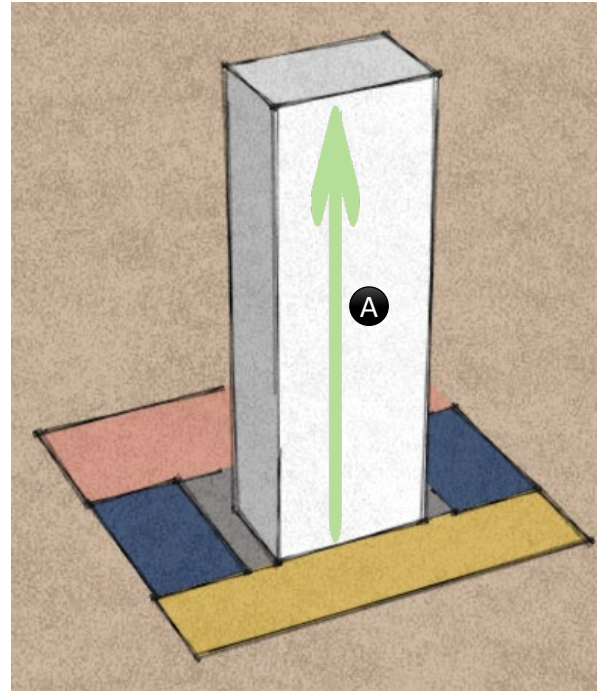
C-2 Medium Intensity Commercial District Conditional Uses	
Require BZA approval	
<ul style="list-style-type: none"> • Cannabis dispensary, more than 60,000 sq. ft. • Cemetery, mausoleum, or memorial garden • Commercial kennel • Conference center • Conveyor system • Hotel or motel • Light manufacturing • Petroleum products storage, above ground (2,000 gallons or greater) • Radio Studio • Rental of vehicles and goods with primarily outdoor equipment storage 	<ul style="list-style-type: none"> • Retail or service, more than 60,000 square feet • Solar energy generating systems, ground-mounted • Television studio • Indoor theater • Utility equipment building, yard, above-ground station or substation, or telephone exchange • Vehicle sales lot (10,000 lbs. or more gross vehicle weight) • Veterinary facility, with runways • Warehouse or distribution facility
Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.078, §158.082, & §158.083	



C-2 District Bulk Requirements*

* Bulk requirements determine size and placement of a building on a lot.

Use	Height Max. ft	Rear Yard Min. feet	Side Yard Min. feet	Front Yard Min. feet
Nonresidential and group living if NOT adjacent to a property in the Residential District (shown)	50	15	10	10
Dwelling in a Rural Village; Dwellings that were in the B-NR District	Same as in the R-10,000 District, and where adjoining any Residence District, the side yard shall be not less than 25 feet.			
Dwellings that were in the B-G District	Same as in the R-7,500 District, and where adjoining any Residence District, the side yard shall not be less than 15 feet.			
For more information on bulk requirements in Carroll County's C-2 District, See §158.084, §155.092, & §158.130				



Note: **The maximum height allowed is 35 Feet for properties in the C-2 District that adjoin a property in a Residential District;** the 35 Feet maximum may be extended to 50 Feet if the side and/or rear yard adjoining the Residential District is increased by one foot for each additional foot above 35 feet.

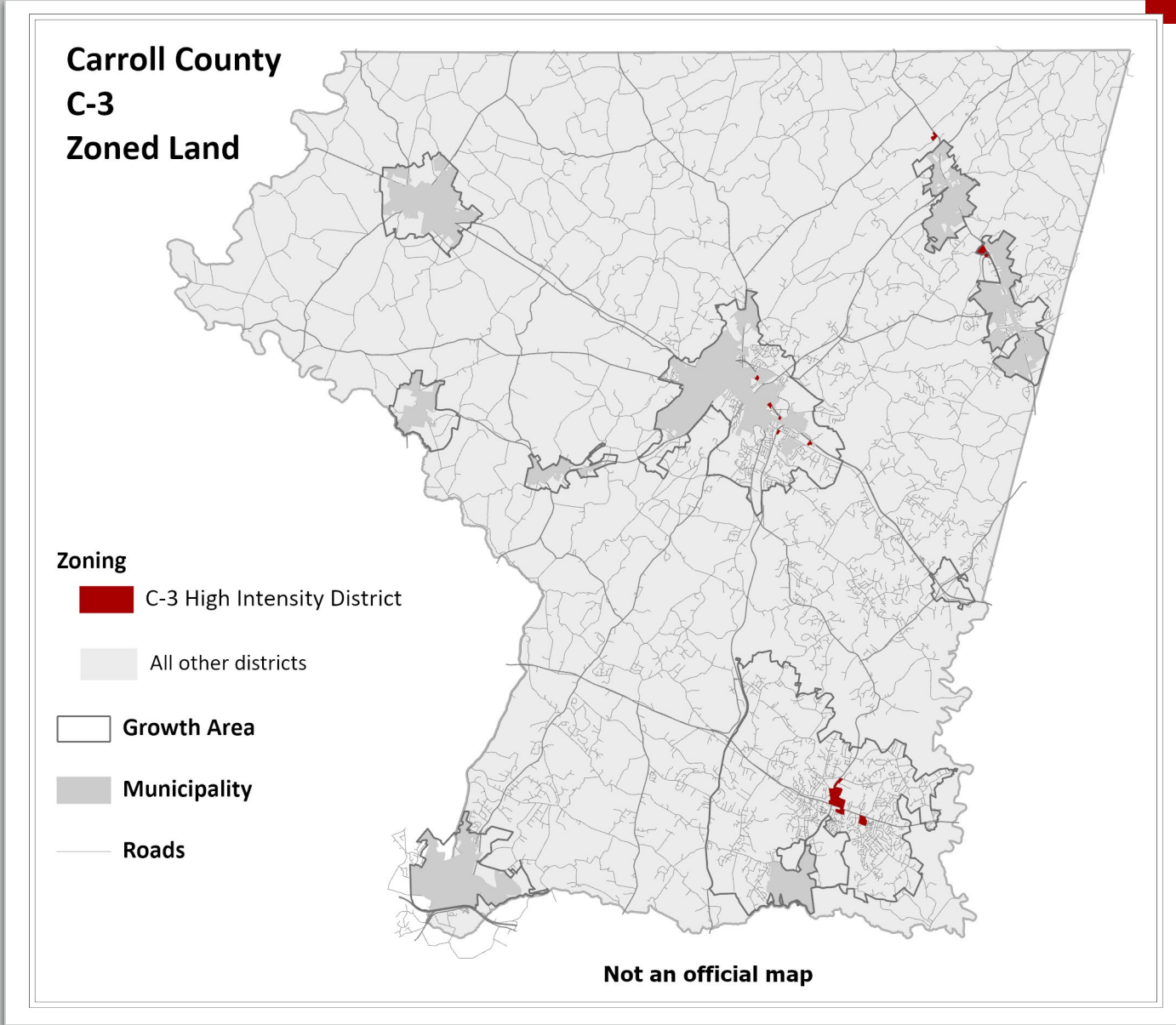
C-2 Medium Intensity Commercial Zoning District

Typical lot requirements for nonresidential and group living uses if **NOT adjacent to a property in the Residential District**

A	Maximum height	50 feet
B	Rear yard minimum depth	15 feet
C	Side yard minimum depth	10 feet
D	Front yard minimum depth	10 feet

C-3 Commercial High Intensity District

The purpose of Carroll County's C-3 District is to provide locations for **high-intensity, large-scale retail businesses and destinations of a regional nature, planned business parks, clusters of commercial development, wholesale businesses, offices, and certain light processing operations.** This district is also intended to provide locations for compatible institutional and recreational uses and some of the medium-intensity uses associated with the C-2 District. Uses in this district should be located in proximity to transportation infrastructure and major corridors. Developments in the C-3 District should, where possible and appropriate, facilitate pedestrian circulation.



C-3 District Permitted uses

Listed in the table to the right are the typical uses allowed on a property in Carroll County's C-3 Commercial District by right of owning the property.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met to be a permitted use.

Principal use	Accessory use (see next page)
The primary activities or structures for which a site is used.	A use of land or all or part of a building which is customarily incidental and secondary to the principal use of the property, and which is located on the same lot with the principal use.
Nonconforming use	
Is not currently a permitted use, but it was a lawful use at the time a zoning regulation prohibiting it went into effect and is permitted to continue for as long as it remains a continuous use.	

C-3 High Intensity Commercial District Typical Permitted Uses

Principal			Accessory
<ul style="list-style-type: none"> ▪ Agriculture ▪ Amusement park ▪ Artisan manufacturing ▪ Assisted-living facility; Continuing care retirement community; Nursing home ▪ Automobile service center ▪ Bar; Tavern ▪ Business park ▪ Cannabis dispensary ▪ Car wash ▪ Catering establishment; Banquet facility ▪ Commercial parking lot or garage ▪ Community meeting hall; Social club; Fraternal organization ▪ Contractor's Office; Contractor's equipment storage facility ▪ Communications tower or tower complex ▪ Conference center ▪ Day care center; Nursery school ▪ Drug treatment facility 	<ul style="list-style-type: none"> ▪ Dwelling (single-family constructed prior to November 1, 2019; in a Business park, all types) ▪ Feed or grain sales, may include storage ▪ Fuel station ▪ Funeral establishment; Crematorium ▪ Hospital ▪ Hotel; Motel ▪ Laboratory (chemical, physical, or biological; not agricultural) ▪ Light Manufacturing ▪ Medical or dental center ▪ Museum ▪ Planned Commercial Center ▪ Professional or business office ▪ Public facility ▪ Recreational facility; Recreational area ▪ Religious establishment ▪ Rental of vehicles/goods with outdoor equipment storage ▪ Restaurant ▪ Retail or service (general) 	<ul style="list-style-type: none"> ▪ School (Art, business, dance, music or similar; Private; Trade) ▪ Self-service storage facility ▪ Shooting ranges– Indoor trap, skeet rifle, or archery, including gun clubs ▪ Shop (Welding, sheet metal, machine, carpentry, or similar; Butcher; Farm equipment service, repair, or sale; Vehicle repair; Printing ▪ Solar energy generating system, ground-mounted ▪ Theater (indoor or outdoor) ▪ Trade school or professional training center ▪ Use-off-the premises signs ▪ Utility equipment, all others not listed as Conditional Uses ▪ Vehicle sales lot ▪ Veterinary facility, without runways ▪ Warehouse or distribution facility ▪ Winery; Brewery; Distillery 	<p>See next page for list of typical Accessory Uses permitted in the C-3 High Intensity Commercial Zoning District.</p>

Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.078.01, §158.082, & §158.083

C-3 District Permitted uses

Listed in the table to the right are the typical uses allowed on a property in Carroll County’s C-3 Commercial District by right of owning the property.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met to be a permitted use.

Principal use (see previous page)	Accessory use
The primary activities or structures for which a site is used.	A use of land or all or part of a building which is customarily incidental and secondary to the principal use of the property, and which is located on the same lot with the principal use.
Nonconforming use	
Is not currently a permitted use, but it was a lawful use at the time a zoning regulation prohibiting it went into effect and is permitted to continue for as long as it remains a continuous use.	

C-3 High Intensity Commercial District Typical Permitted Uses	
Principal	Accessory
See previous page for list of typical Principal Uses allowed in the C-3 High Intensity District.	<ul style="list-style-type: none"> ▪ Car wash ▪ Drive-thru service ▪ Dwellings accessory to a Planned Commercial Center; Dwelling directly related to commercial use ▪ Fertilizer storage or sales, not in prepared packing ▪ Petroleum product storage not greater than 2,000 gallons ▪ Signs pertaining to “use on the premises” business ▪ Solar energy conversion facility ▪ Storage (equipment, vehicle, and material) accessory to general service or office ▪ Storage modules ▪ Vehicle storage (outdoor) accessory to self-service storage ▪ Winery, micro-brewery, and limited distillery accessory to restaurant or tavern
Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.078.01, §158.082, & §158.083	



C-3 District Conditional uses

The **Conditional Uses** listed in the table to the right are uses that may be allowed in the **C-3 District** if approved by Carroll County’s Board of Zoning Appeals (BZA).

The BZA hears and decides requests for conditional uses and variances. Like a court, the Board hears evidence, takes testimony under oath, accepts exhibits, and makes decisions based on all the evidence presented at the hearing.

After public hearing, the use may be

- approved,
- approved with conditions, or
- disapproved.

Conditional use means the same as “special exception”.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met and maintained to be an allowed conditional use. See §158.133.

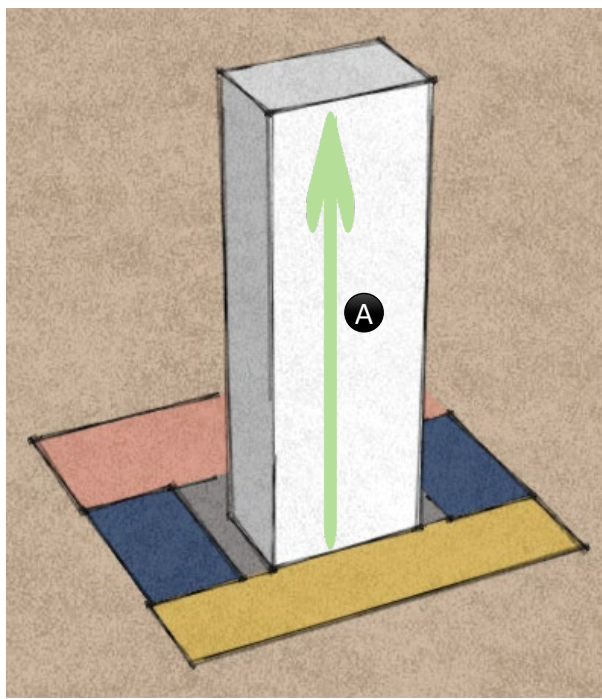
C-3 High Intensity Commercial District Conditional Uses	
Require BZA approval	
<ul style="list-style-type: none"> • Agricultural research laboratories and facilities • Building supplies sales and storage yard • Cemetery, mausoleum, or memorial garden • Commercial kennel • Conveyor system • Fertilizer (liquid or dry) sales and storage • Landscaping supplies sales and storage yard 	<ul style="list-style-type: none"> • Radio Studio • Television studio • Towing service • Utility equipment building, yard, above-ground station or substation, or telephone exchange • Veterinary facility, with runways
<p>Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.078.01, §158.082, & §158.083</p>	



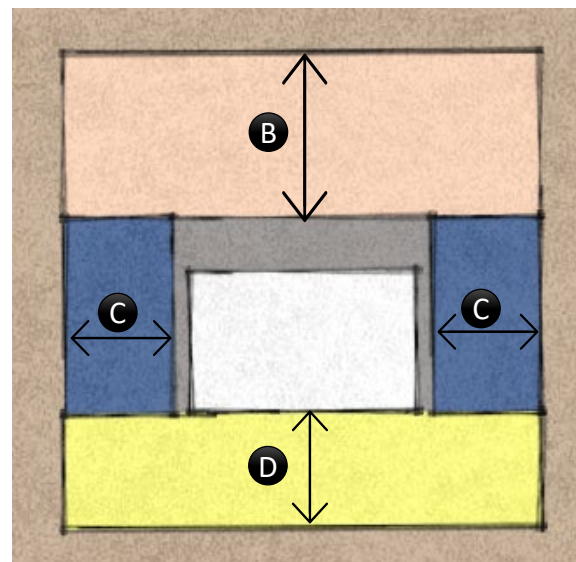
C-3 District Bulk Requirements*

* Bulk requirements determine size and placement of a building on a lot.

Use	Height Max. ft	Rear Yard Min. feet	Side Yard Min. feet	Front Yard Min. feet
Nonresidential and group living if NOT adjacent to a property in the Residential District (shown)	50	15	10	10
Dwelling in a Rural Village; Dwellings that were in the B-NR District	Same as in the R-10,000 District, and where adjoining any Residence District, the side yard shall be not less than 25 feet.			
Dwellings that were in the B-G District	Same as in the R-7,500 District, and where adjoining any Residence District, the side yard shall not be less than 15 feet.			
For more information on bulk requirements in Carroll County's C-3 District, See §158.084, §155.092, & §158.130				



Note: **The maximum height allowed is 35 Feet for properties in the C-3 District that adjoin a property in a Residential District;** the 35 Feet maximum may be extended to 50 Feet if the side and/or rear yard adjoining the Residential District is increased by one foot for each additional foot above 35 feet.



C-3 High Intensity Commercial Zoning District

Typical lot requirements for nonresidential and group living uses if **NOT adjacent to a property in the Residential District**

A	Maximum height	50 feet
B	Rear yard minimum depth	15 feet
C	Side yard minimum depth	10 feet
D	Front yard minimum depth	10 feet

Industrial

Land Use

Industrial-Light
Industrial-Heavy

Zoning Districts

I-1 Light Industrial District
I-2 Heavy Industrial District



Industrial Future Land Use

Areas designated **Industrial** as the future land use in the *2014 Carroll County Master Plan*, *2018 Freedom Community Comprehensive Plan*, and *Finksburg Corridor Plan* are **envisioned as areas where industrial uses, including mineral processing, are the primary uses as follows:**

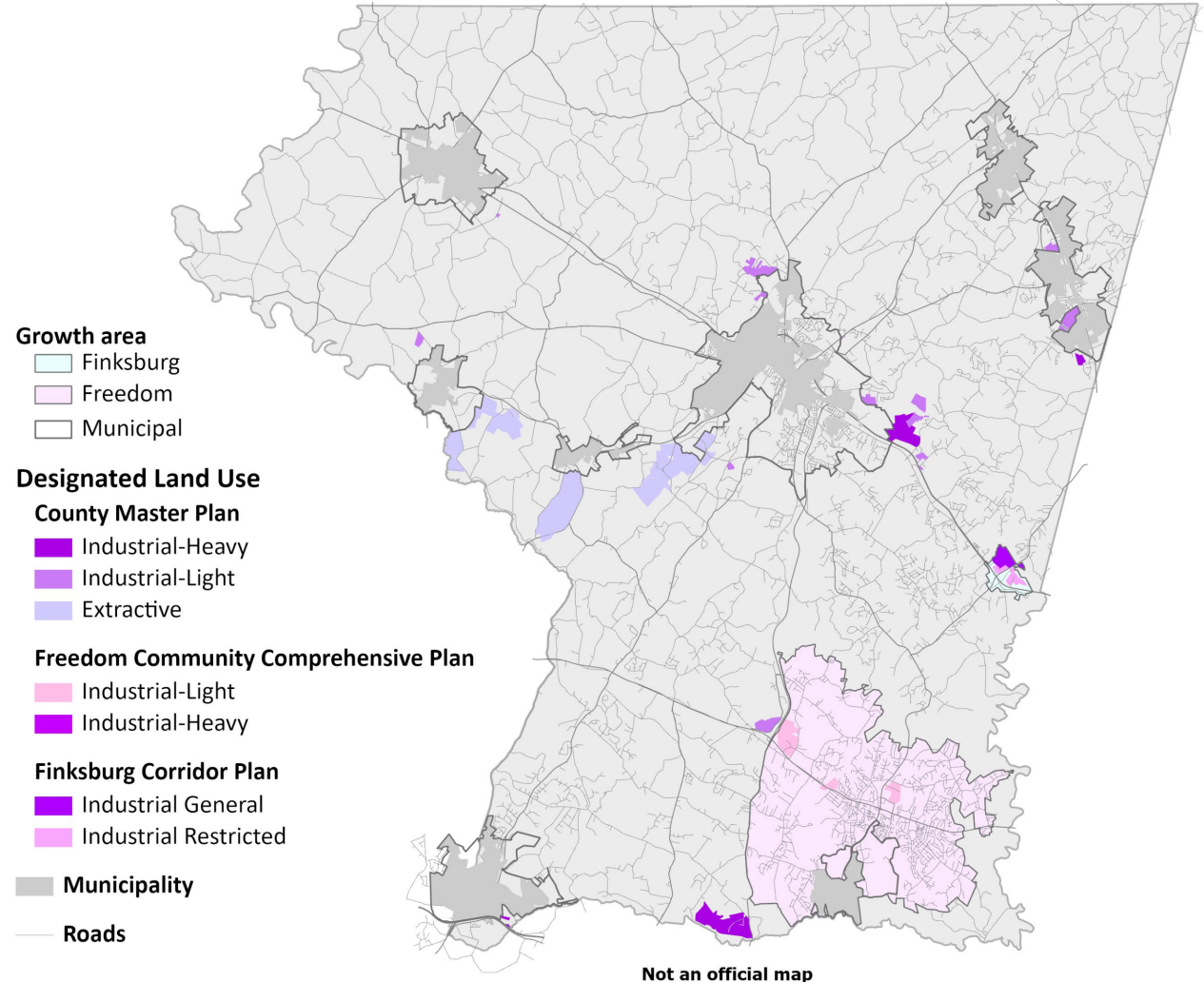
Industrial-Light - Areas intended to be used to assemble, fabricate, finish, reduce, manufacture, package, or process goods in a manner where the form, character, or appearance changes, as well as warehousing and distribution of goods. Light manufacturing typically involves a series of actions that transforms partially processed materials that are used to produce relatively small or light consumer goods. These areas typically have direct access to principal arterial roads or other modes of transportation.

Industrial-Heavy - Areas intended to be used to manufacture, refine, process, or package materials or products predominantly from raw materials into large or heavy products. These products are often intermediaries for use by other industries, and the manufacturing may have the potential for environmental impacts. These areas typically have direct access to principal arterial roads or other modes of transportation.

Extractive - Properties that involve on-site extraction of surface or subsurface mineral products or natural resources. Parcels are primarily used for surface mining and deepening for extraction of materials such as gravel, stone, minerals, ore, soil, or peat.

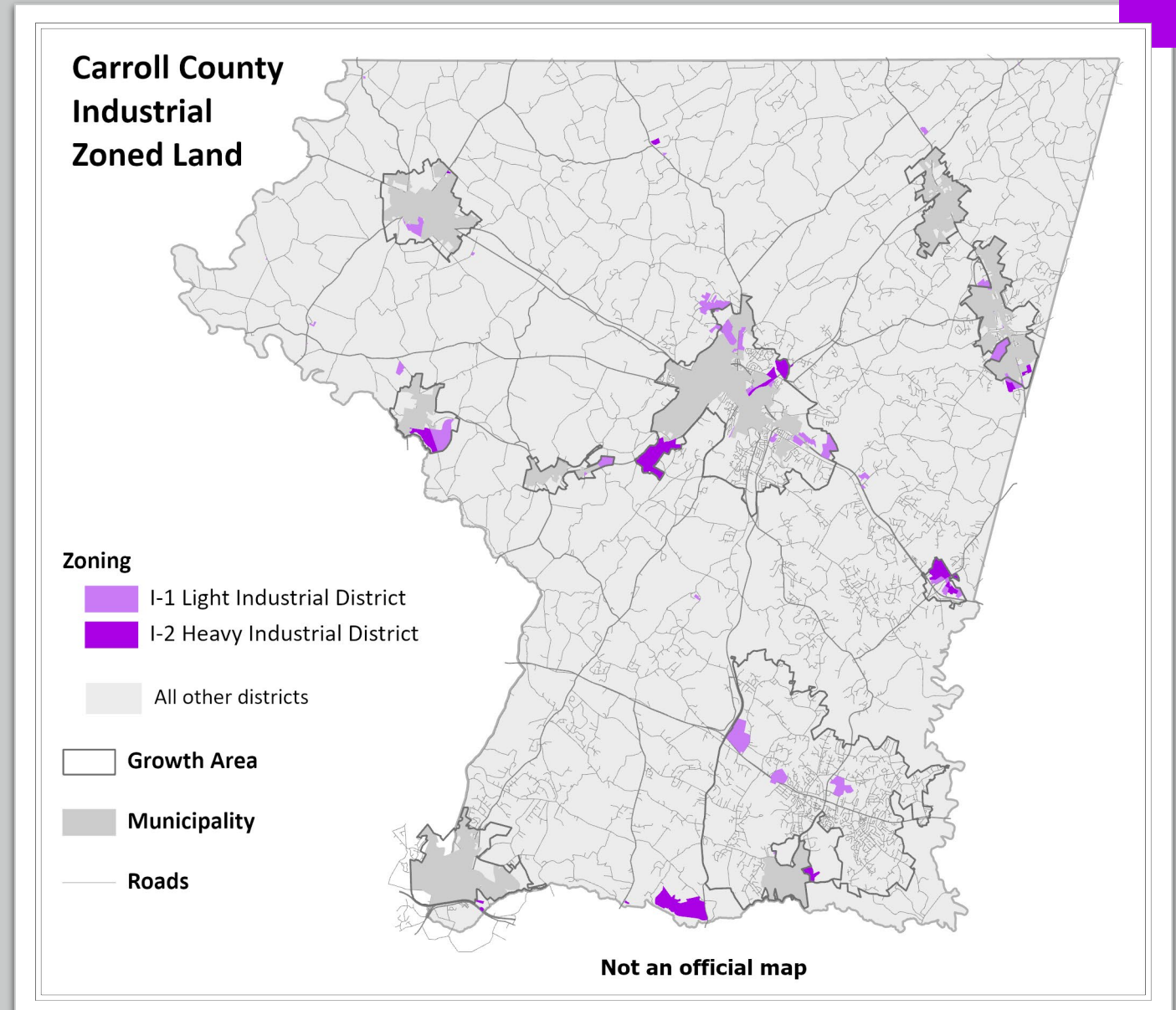
Carroll County Designated Industrial Future Land Use

Designated Land Use (DLU), also referred to as Future Land Use (FLU), is the land use envisioned by the master or comprehensive plan, which forms the basis for future zoning.



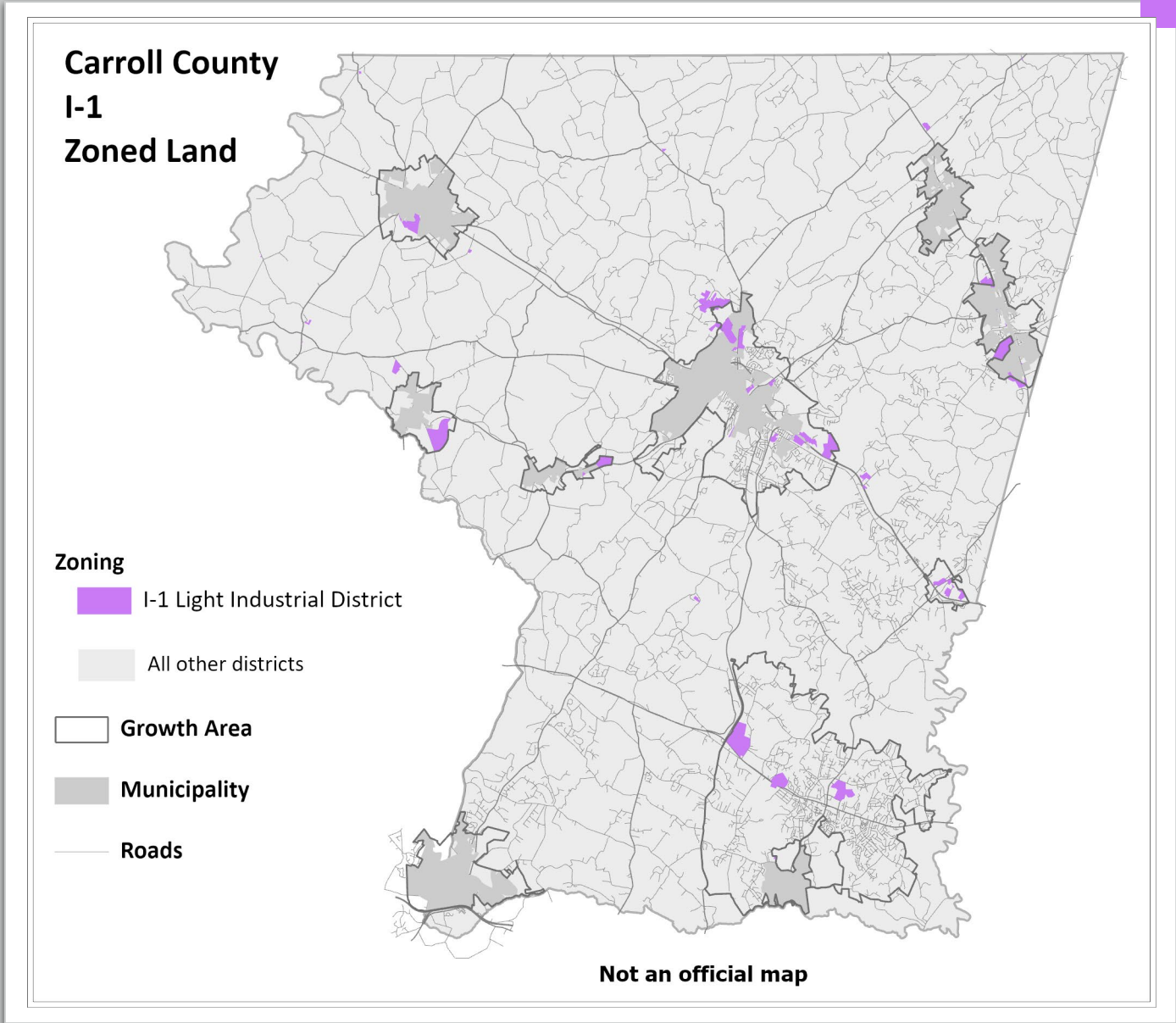
Industrial Zoned Districts

Carroll County has two zoning districts in the general land use category of Industrial. They are the **I-1 Light Industrial** and **I-2 Heavy Industrial Districts**. Each of the two industrial zoned districts generally corresponds to an industrial future land use designation in the *2014 Carroll County Master Plan*, *2018 Freedom Community Comprehensive Plan*, and *Finksburg Corridor Plan* and are generally characterized by the size and recipient of the end-products, as well as any possible environmental impact. The industrial districts are often referred to as **I-1** and **I-2**.



I-1 Light Industrial District

The purpose of Carroll County's I-1 District is to provide locations for certain types of nonagricultural, nonresidential, and generally nonretail commercial activities characterized by **light manufacturing, assembling, fabricating, warehousing, wholesale distribution, and limited office and commercial uses which are supportive or directly related to industrial uses**, which may not be as intense as those provided for in the I-2 District and which, with proper landscaping, separation, setback, and buffering, will not significantly detract from adjoining residential or commercial properties. It is intended that such districts be located in areas with access to major thoroughfares or other major modes of transportation, depending upon the specific demands of the industry being served. Industrial Parks are encouraged in this district to provide for clustering of similar industrial uses with common access and infrastructure, as well as the provision of open spaces, stormwater management, and adequate buffering.



I-1 District Permitted uses

Listed in the table to the right are the typical uses allowed on a property in Carroll County's I-1 Light Industrial Zoning District by right of owning the property.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met to be a permitted use.

Principal use	Accessory use (see next page)
The primary activities or structures for which a site is used.	A use of land or all or part of a building which is customarily incidental and secondary to the principal use of the property, and which is located on the same lot with the principal use.
Nonconforming use	
Is not currently a permitted use, but it was a lawful use at the time a zoning regulation prohibiting it went into effect and is permitted to continue for as long as it remains a continuous use.	

I-1 Light Industrial District Typical Permitted Uses		I-1
Principal		Accessory
<ul style="list-style-type: none"> ▪ Agriculture ▪ Artisan manufacturing ▪ Bottling (may include distribution) ▪ Brewery; Distillery ▪ Business/Industrial Park ▪ Cannabis (indoor growing or processing) ▪ Cannabis Dispensary, (in conjunction with a cannabis growing and/or processing facility) ▪ Communications tower and/or complex ▪ Conference center as part of an Industrial Park or a Business/Industrial Park ▪ Contractor's Office; Contractor's equipment storage facility ▪ Dwelling in a Rural Village, Single- or Two-family ▪ Extractive operation, with a MRO designation ▪ Farm equipment shop ▪ Feed or grain sales and/or storage ▪ Flour or grain milling, drying, storage ▪ Food processing and packing plant ▪ Hotel or motel, as part of an Industrial Park or a Business/Industrial Park ▪ Industrial Park ▪ Laboratory (chemical, physical, or biological), not including agricultural ▪ Light manufacturing 	<ul style="list-style-type: none"> ▪ Office - Professional or business office ▪ Petroleum products storage (underground) ▪ Printing Shop ▪ Public facility ▪ Recreational facility, indoor ▪ Rental of vehicles and goods with primarily outdoor equipment ▪ Sales and storage yard of Building and Landscaping supplies ▪ Sewer sludge –pelletized or granular dried storage ▪ Shooting ranges– Indoor trap, skeet rifle, or archery, including gun clubs ▪ Signs (use-off-the premises) ▪ Solar energy generating system, ground-mounted ▪ Towing service ▪ Trade school or professional training center ▪ Utility equipment, all others not listed as Conditional Uses ▪ Vehicle repair shop ▪ Warehouse or distribution facility ▪ Welding, sheet metal, machine, carpentry, or similar shop ▪ Winery 	<p>See next page for list of typical Accessory Uses permitted in the I-1 Light Industrial Zoning District.</p>
<p>Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.079, §158.082, & §158.083</p>		

I-1 District Permitted uses

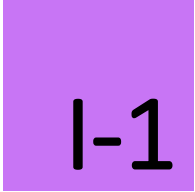
Listed in the table to the right are the typical uses allowed on a property in Carroll County's I-1 Light Industrial Zoning District by right of owning the property.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met to be a permitted use.

Principal use (see previous page)	Accessory use
The primary activities or structures for which a site is used.	A use of land or all or part of a building which is customarily incidental and secondary to the principal use of the property, and which is located on the same lot with the principal use.
Nonconforming use	
Is not currently a permitted use, but it was a lawful use at the time a zoning regulation prohibiting it went into effect and is permitted to continue for as long as it remains a continuous use.	

I-1 Light Industrial District Typical Permitted Uses	
Principal	Accessory
See previous page for list of typical Principal Uses allowed in the I-1 Light Industrial Zoning District.	<ul style="list-style-type: none"> ▪ Alcohol consumption or tasting of alcohol produced on-site, <ul style="list-style-type: none"> ▪ food sales to accompany the beverage tasting, ▪ retail sales of novelty and gift items related to the beverage, guided tours, and ▪ promotional activities at a brewery, micro-brewery, distillery, limited distillery, or winery ▪ Business signs pertaining to “use on the premises” ▪ Car wash ▪ Mobile home or dwelling directly related to an industrial use ▪ Motor vehicle rental and leasing, when accessory to an automobile service center or vehicle repair shop ▪ A single nonindustrial accessory use, with restrictions detailed in §158.083 of the County Code.
Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.079, §158.082, & §158.083	





I-1 District Conditional uses

The **Conditional Uses** listed in the table to the right are uses that may be allowed in the **I-1 District** if approved by Carroll County’s Board of Zoning Appeals (BZA).

The BZA hears and decides requests for conditional uses and variances. Like a court, the Board hears evidence, takes testimony under oath, accepts exhibits, and makes decisions based on all the evidence presented at the hearing.

After public hearing, the use may be

- approved,
- approved with conditions, or
- disapproved.

Conditional use means the same as “special exception”.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met and maintained to be an allowed conditional use. See §158.133.

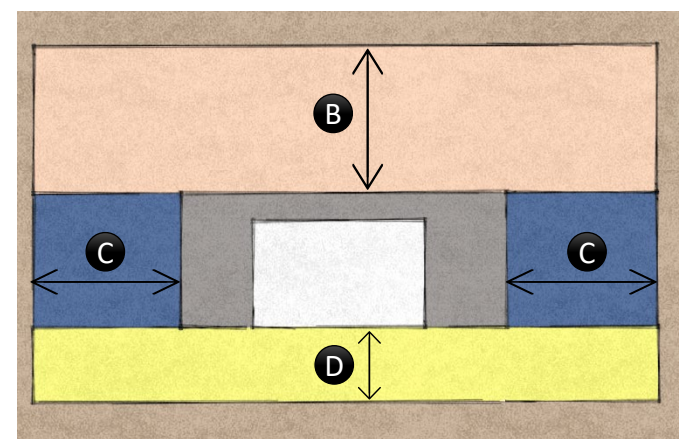
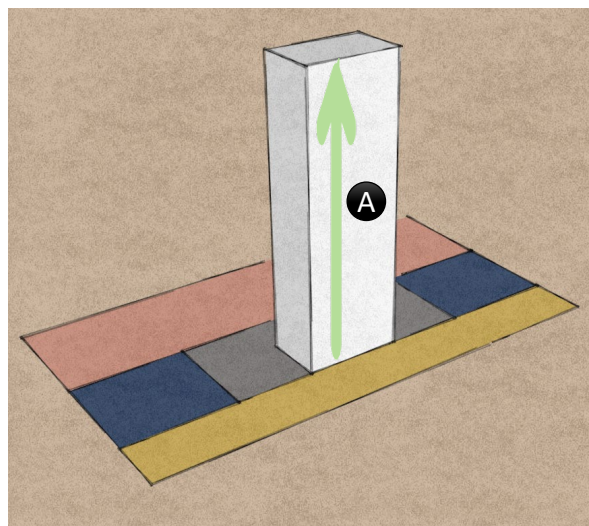
I-1 Light Industrial District Conditional Uses	
Require BZA approval	
<ul style="list-style-type: none"> • Airport; Heliport • Automobile service center • Bituminous concrete mixing plant • Concrete or asphalt recycling • Concrete and ceramic products manufacturing • Laboratories and facilities for agricultural research • Outdoor recreational area • Oil-contaminated soil facility • Petroleum products above ground storage (2,000 gallons or greater) • Radio studio 	<ul style="list-style-type: none"> • Sawmill, commercial • Self-service storage facility in a Sustainable Community • Solid waste acceptance facility, as defined in Chapter 50 of the Carroll County Code • Television studio • Truck or motor freight terminal • Utility equipment building, yard, above-ground station or substation, or telephone exchange • Vehicle sales lot
<p>Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.079, §158.082, & §158.083</p>	



I-1 District Bulk Requirements*

* Bulk requirements determine size and placement of a building on a lot.

Use	Height Max. feet	Rear Yard Min. feet	Side Yard Min. feet	Front Yard Min. feet
All permitted or approved in the I-1 district (shown)	50	20	20	10
Accessory structure	Shall adhere to minimum front and side yard setback requirements unless they are located totally in the rear yard, in which case the side and rear setbacks shall be a minimum of five feet.			
Exceptions	See §158.130			
For more information on bulk requirements in Carroll County's I-1 District, See §158.084 & §158.130				

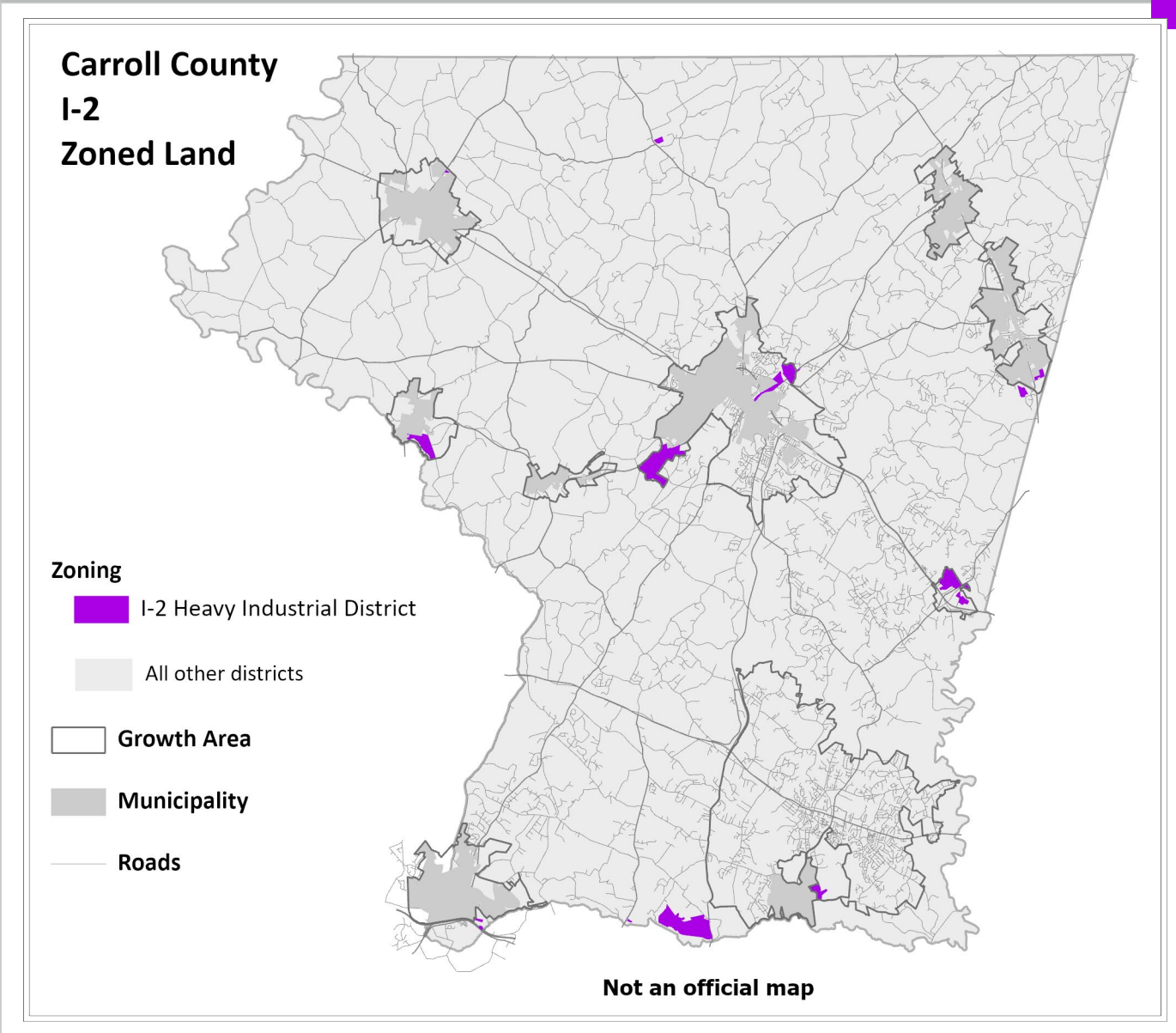


I-1 Light Industrial Zoning District		
Typical lot requirements for the industrial districts		
A	Maximum height	50 feet
B	Rear yard minimum depth	20 feet
C	Side yard minimum depth	20 feet
D	Front yard minimum depth	10 feet



I-2 Heavy Industrial District

The purpose of Carroll County's I-2 District is to provide locations for **certain types of nonagricultural, nonresidential, and noncommercial activities characterized by heavy manufacturing, refining, processing, or compounding of materials or products predominantly from raw materials.** This district may also accommodate some of the light manufacturing uses permitted in the I-1 (Light Industrial) District. The uses associated with this district are intensive and **frequently include operations that emit strong odors; loud noises; and some level or volume of dust, vibrations, smoke, soot, vapors, light, and pollution.** It is intended that properties in this district be located with access to major thoroughfares or other major modes of transportation, depending on the specific demands of the industry being served. It is not the purpose of this district to promote or encourage the use of land within this district for retail services, Planned Commercial Centers, or similar uses typically expected to be located within the established commercial districts.



I-2 District Permitted uses

Listed in the table to the right are the typical uses allowed on a property in Carroll County’s I-2 Heavy Industrial Zoning District by right of owning the property.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met to be a permitted use.

Principal use	Accessory use (see next page)
The primary activities or structures for which a site is used.	A use of land or all or part of a building which is customarily incidental and secondary to the principal use of the property, and which is located on the same lot with the principal use.
Nonconforming use	
Is not currently a permitted use, but it was a lawful use at the time a zoning regulation prohibiting it went into effect and is permitted to continue for as long as it remains a continuous use.	

I-2 Heavy Industrial District Typical Permitted Uses

Principal			Accessory
<ul style="list-style-type: none"> ▪ Adult entertainment business, massage establishment, striptease business ▪ Agricultural research laboratories and facilities ▪ Agriculture ▪ Airport; Heliport ▪ Artisan manufacturing ▪ Bituminous concrete mixing plant ▪ Blast furnace, boiler works, foundry ▪ Bottling (may include distribution) ▪ Brewery; Distillery ▪ Cannabis (indoor growing or processing) ▪ Cannabis Dispensary, (in conjunction with a cannabis growing and/or processing facility) ▪ Coal yard ▪ Communications tower and/or complex 	<ul style="list-style-type: none"> ▪ Concrete and ceramic products manufacturing ▪ Contractor’s equipment storage facility ▪ Crematorium ▪ Electric generating power plant ▪ Extractive operation, with an MRO designation ▪ Feed or grain sales and/or storage ▪ Flour or grain milling, drying, storage ▪ Food processing and packing plant ▪ Heavy manufacturing ▪ Laboratory (chemical, physical, or biological), not including agricultural ▪ Light manufacturing ▪ Oil-contaminated soil facility ▪ Petroleum products storage (underground) ▪ Printing Shop 	<ul style="list-style-type: none"> ▪ Public facility ▪ Sawmill, commercial ▪ Sewer sludge –pelletized or granular dried storage ▪ Signs (use-off-the premises) ▪ Solar energy generating system, ground-mounted ▪ Solid waste acceptance facility, as defined in Chapter 50 of the Carroll County Code ▪ Steel mill ▪ Towing service ▪ Trade school or professional training center ▪ Truck or motor freight terminal ▪ Utility equipment, all others not listed as Conditional Uses ▪ Warehouse or distribution facility ▪ Welding, sheet metal, machine, carpentry, or similar shop ▪ Winery 	<p>See next page for list of typical Accessory Uses permitted in the I-2 Heavy Industrial Zoning District.</p>

**Uses may be subject to Zoning Administrator approval and/or additional conditions.
See §158.080, §158.082, & §158.083**

I-2 District Permitted uses

Listed in the table to the right are the typical uses allowed on a property in Carroll County's I-2 District by right of owning the property.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met to be a permitted use.

Principal use (see previous page)	Accessory use
The primary activities or structures for which a site is used.	A use of land or all or part of a building which is customarily incidental and secondary to the principal use of the property, and which is located on the same lot with the principal use.
Nonconforming use	
Is not currently a permitted use, but it was a lawful use at the time a zoning regulation prohibiting it went into effect and is permitted to continue for as long as it remains a continuous use.	

I-2 Heavy Industrial District Typical Permitted Uses	
Principal	Accessory
<p>See previous page for list of typical Principal Uses allowed in the I-2 Light Industrial Zoning District.</p>	<ul style="list-style-type: none"> ▪ Alcohol consumption or tasting of alcohol produced on-site, <ul style="list-style-type: none"> ▪ food sales to accompany the beverage tasting, ▪ retail sales of novelty and gift items related to the beverage, guided tours, and ▪ promotional activities at a brewery, micro-brewery, distillery, limited distillery, or winery ▪ Business signs pertaining to “use on the premises” ▪ Car wash ▪ Mobile home or dwelling directly related to an industrial use ▪ Motor vehicle rental and leasing, when accessory to an automobile service center or vehicle repair shop ▪ A single nonindustrial accessory use, with restrictions detailed in §158.083 of the County Code. ▪ Petroleum products storage - (not greater than 2,000 gallons) ▪ Retail sales and service of products manufactured on or distributed from the site ▪ Solar energy generating system ▪ Storage modules ▪ Towing service, when accessory to an automobile service center or vehicle repair shop ▪ Vehicle storage (outdoor) when accessory to a self-service storage facility
<p>Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.080, §158.082, & §158.083</p>	



I-2 District Conditional uses

The **Conditional Uses** listed in the table to the right are uses that may be allowed in the **I-2 District** if approved by Carroll County’s Board of Zoning Appeals (BZA).

The BZA hears and decides requests for conditional uses and variances. Like a court, the Board hears evidence, takes testimony under oath, accepts exhibits, and makes decisions based on all the evidence presented at the hearing.

After public hearing, the use may be

- approved,
- approved with conditions, or
- disapproved.

Conditional use means the same as “special exception”.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met and maintained to be an allowed conditional use. See §158.133.

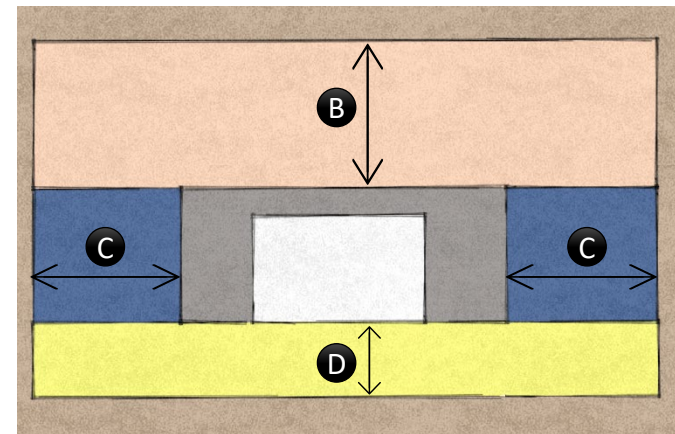
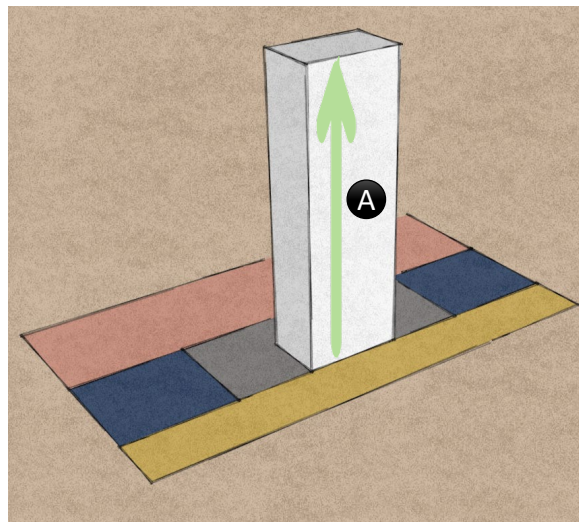
I-2 Heavy Industrial District Conditional Uses	
Require BZA approval	
<ul style="list-style-type: none"> • Acid or heavy chemical manufacture, processing, or storage • Automobile service center • Cement, lime, gypsum, or plaster of paris manufacturing • Distillation of bones, fat rendering, grease, lard or tallow manufacturing or processing • Explosive manufacturing or storage • Fertilizer, potash, insecticide, glue, size or gelatin manufacture 	<ul style="list-style-type: none"> • Junkyard • Petroleum products <ul style="list-style-type: none"> • Above ground storage (2,000 gallons or greater) • refining • Slaughterhouse • Utility equipment building, yard, above-ground station or substation, or telephone exchange
<p>Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.080, §158.082, & §158.083</p>	



I-2 District Bulk Requirements*

* Bulk requirements determine size and placement of a building on a lot.

Use	Height Max. feet	Rear Yard Min. feet	Side Yard Min. feet	Front Yard Min. feet
All permitted or approved in the I-2 district (shown)	50	20	20	10
Accessory structure	Shall adhere to minimum front and side yard setback requirements unless they are located totally in the rear yard, in which case the side and rear setbacks shall be a minimum of five feet.			
Exceptions	See §158.130			
For more information on bulk requirements in Carroll County I-2 District, See §158.084 & §158.130				



I-2 Heavy Industrial Zoning District		
Typical lot requirements for the industrial districts		
A	Maximum height	50 feet
B	Rear yard minimum depth	20 feet
C	Side yard minimum depth	20 feet
D	Front yard minimum depth	10 feet

Employment Campus

EC Employment Campus District

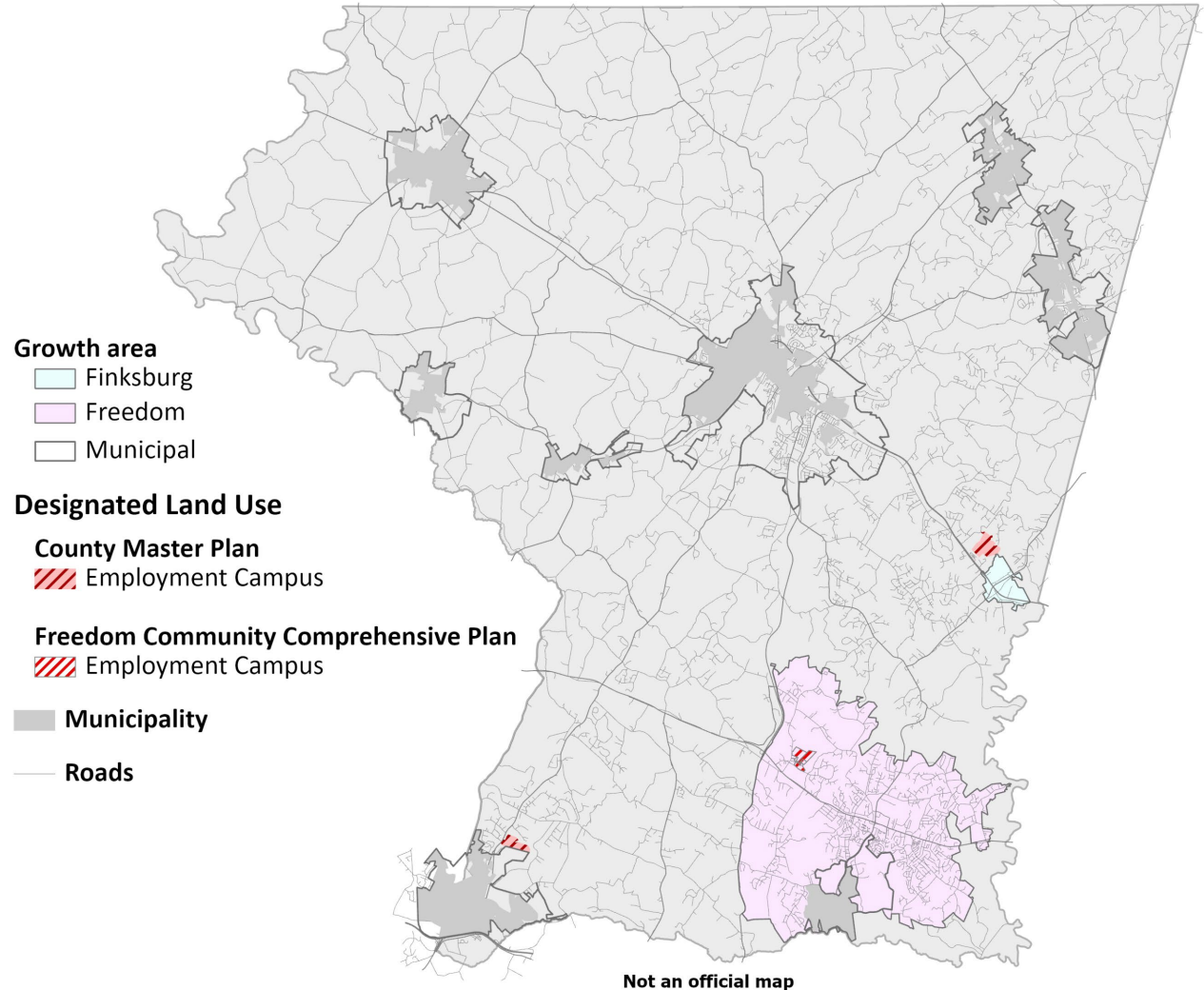


Employment Campus Future Land Use

Areas designated **Employment Campus** as the future land use in the *2014 Carroll County Master Plan* and the *2018 Freedom Community Comprehensive Plan* are envisioned as areas that will provide for comprehensively planned, high quality employment centers in a campus-like settings, attract employers of highly skilled workers and primarily higher paying jobs, including research and development, institutional, office, flex space, and other light and limited industrial uses, while also providing a more flexible approach to design and development. These areas typically have access to a principal arterial road and should be within the planned water and sewer service area.

Carroll County Designated Employment Campus Land Use

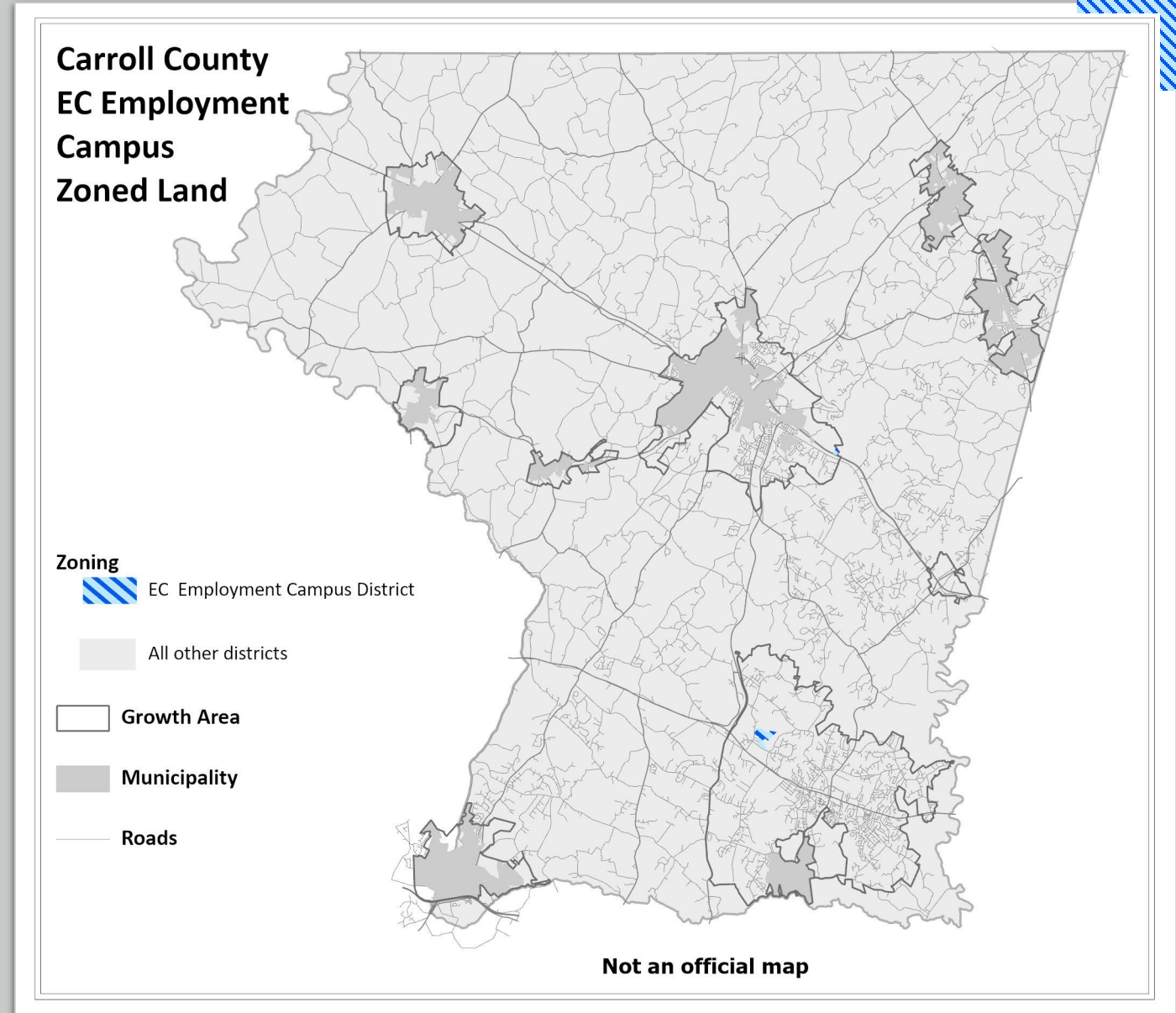
Designated Land Use (DLU), also referred to as Future Land Use (FLU), is the land use envisioned by the master or comprehensive plan, which forms the basis for future zoning.





Employment Campus Districts

The purpose of Carroll County's **EC District** is to **provide for and foster comprehensively planned employment centers in campus-like settings** to attract employers of highly skilled workers and primarily higher paying jobs, including but not limited to research and development, institutional, office, flex space, and other light and limited industrial uses, while also providing a more flexible approach to design and development. In this district, the **integration of trails, sidewalks, communal plazas, and share amenities is encouraged.**



EC District Permitted uses

Listed in the table to the right are the typical uses allowed on a property in Carroll County’s **EC Employment Campus** District by right of owning the property.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met to be a permitted use.

Principal use	Accessory use
The primary activities or structures for which a site is used.	A use of land or all or part of a building which is customarily incidental and secondary to the principal use of the property, and which is located on the same lot with the principal use.
Nonconforming use	
Is not currently a permitted use, but it was a lawful use at the time a zoning regulation prohibiting it went into effect and is permitted to continue for as long as it remains a continuous use.	

EC Employment Campus District Typical Permitted Uses		
Principal		Accessory
<ul style="list-style-type: none"> ▪ Agriculture ▪ Artisan manufacturing ▪ Bar/Tavern ▪ Cannabis dispensary, less than 10,000 sq ft ▪ Catering establishment or banquet facility ▪ Conference center ▪ Contractor's Office ▪ Day care center; Nursery school ▪ Limited distillery ▪ Dwelling (Multi-family; Single-family constructed after November 1, 2019; Townhouse; Two-family dwelling) ▪ Golf course ▪ Hotel or motel ▪ Medical or dental center 	<ul style="list-style-type: none"> ▪ Laboratory (agricultural, chemical, physical, or biological) ▪ Micro-brewery ▪ Museum ▪ Professional or business office ▪ Printing shop ▪ Public facility ▪ Recreational facility; Recreational area ▪ Restaurant ▪ Retail or service, under 10,000 ft² ▪ Retirement home; Retirement Village ▪ School (Art, business, dance, music or similar; Private; Trade) ▪ Trade school or professional training center ▪ Utility equipment, all others not listed as conditional 	<ul style="list-style-type: none"> ▪ Uses customarily accessory and incidental to any principal permitted use or authorized conditional use. ▪ General retail, general service, eating and drinking establishments, and indoor recreation uses, provided that an individual use does not exceed 3,000 square feet, except health clubs and day care centers, which may not exceed 6,000 square feet. ▪ Solar energy conversion facility, either roof-mounted or mounted on the canopy of a parking area
<p>Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.081 & §158.082</p>		



EC District Conditional uses

The **Conditional Uses** listed in the table to the right are uses that may be allowed in the **EC District** if approved by Carroll County’s Board of Zoning Appeals (BZA).

The BZA hears and decides requests for conditional uses and variances. Like a court, the Board hears evidence, takes testimony under oath, accepts exhibits, and makes decisions based on all the evidence presented at the hearing.

After public hearing, the use may be

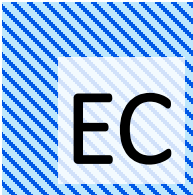
- approved,
- approved with conditions, or
- disapproved.

Conditional use means the same as “special exception”.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met and maintained to be an allowed conditional use. See §158.133.

EC Employment Campus District Conditional Uses
Require BZA approval
<ul style="list-style-type: none"> • Cannabis facility between 10,000 and 60,000 sq ft • Communications tower • Communications tower complex • General retail or general service, between 10,000 and 60,000 square feet • Light manufacturing • Radio or television studio • Solar energy generating system, ground-mounted • Utility equipment building, yard, above-ground station or substation, or telephone exchange
Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.081 & §158.082





EC District Bulk Requirements*

* Bulk requirements determine size and placement of a building on a lot.

With the exception of building height, the bulk requirements shall be established at the time of site plan approval. The maximum allowable height in this district shall be 60 feet.

For more information on bulk requirements in Carroll County EC Employment Campus District; see §158.081(L) & §158.130

The developer of any employment campus (prior to any construction), shall present to the Planning Commission for its review, a development plan of the proposed campus. The purpose of the development plan is to provide the Planning Commission with the necessary information to ascertain whether the proposed employment campus is consistent with the purposes of the district. The development plan shall show such items as the size of the project, the location and approximate shapes of buildings, road ingress and egress patterns, parking areas, storm drainage, and water and sewerage facilities, and such other information as is necessary for the Planning Commission to give the necessary consideration.

It is the duty of the Planning Commission to ascertain whether the location, size, and other characteristics of the proposed plan, provide for a development consisting of one or more groups of establishments in buildings of integrated and harmonious design, so as to result in an attractive and efficient development.



Overlay Districts

Zoning requirements of the Historic District Overlay (HDO), Mineral Resource Area (MRA), and Viable Resource Area (VRA) overlay districts are imposed in addition to those of the underlying district or districts.

Please refer to the code for more information on overlay districts.

