



Carroll County Zoning Administration

Within Planning & Land Management Department

Code Chapter 158 Zoning

As of October 15, 2025

Responsibility Highlights

- Provide information to public re: Zoning Code and individual properties
- Respond to citizen complaints
- Review proposed projects for conformance to County Zoning Code & issue zoning certificates
- Participate in Zoning Code review and amendment process
- Coordinate with Board of Zoning Appeals (BZA)

Website



www.carrollcountymd.gov/government/directory/planning-land-management/zoning-administration/

Zoning Maps



www.carrollcountymd.gov/government/directory/planning-land-management/zoning-administration/zoning-map-index/

Zoning regulates how properties in Carroll County can be developed and used.

Cont@ct Us

The **Zoning Administration Office** is responsible for the daily interpretation of the zoning laws. The goal is to provide consistent interpretations and non-prejudicial decisions.

Complaints

The Zoning Administration Office is a complaint-based operation, meaning that the Zoning Administration Office enforcement staff only investigates issues when a complaint is filed rather than seek out violations. The Zoning Administration Office can open a case and investigate the alleged violation. However, anonymous complaints are not taken.

Zoning Administrator—Anastasiya Yemelyanova

- ↳ Zoning Inspector—Scott Robinson
- ↳ Zoning Inspector—Robin Crouse
- ↳ Office Technician—

Phone: 410-386-2980

Email: ZoningAdministration@CarrollCountyMD.gov

Website: www.carrollcountymd.gov/government/directory/planning-land-management/zoning-administration/

Interactive Zoning Map

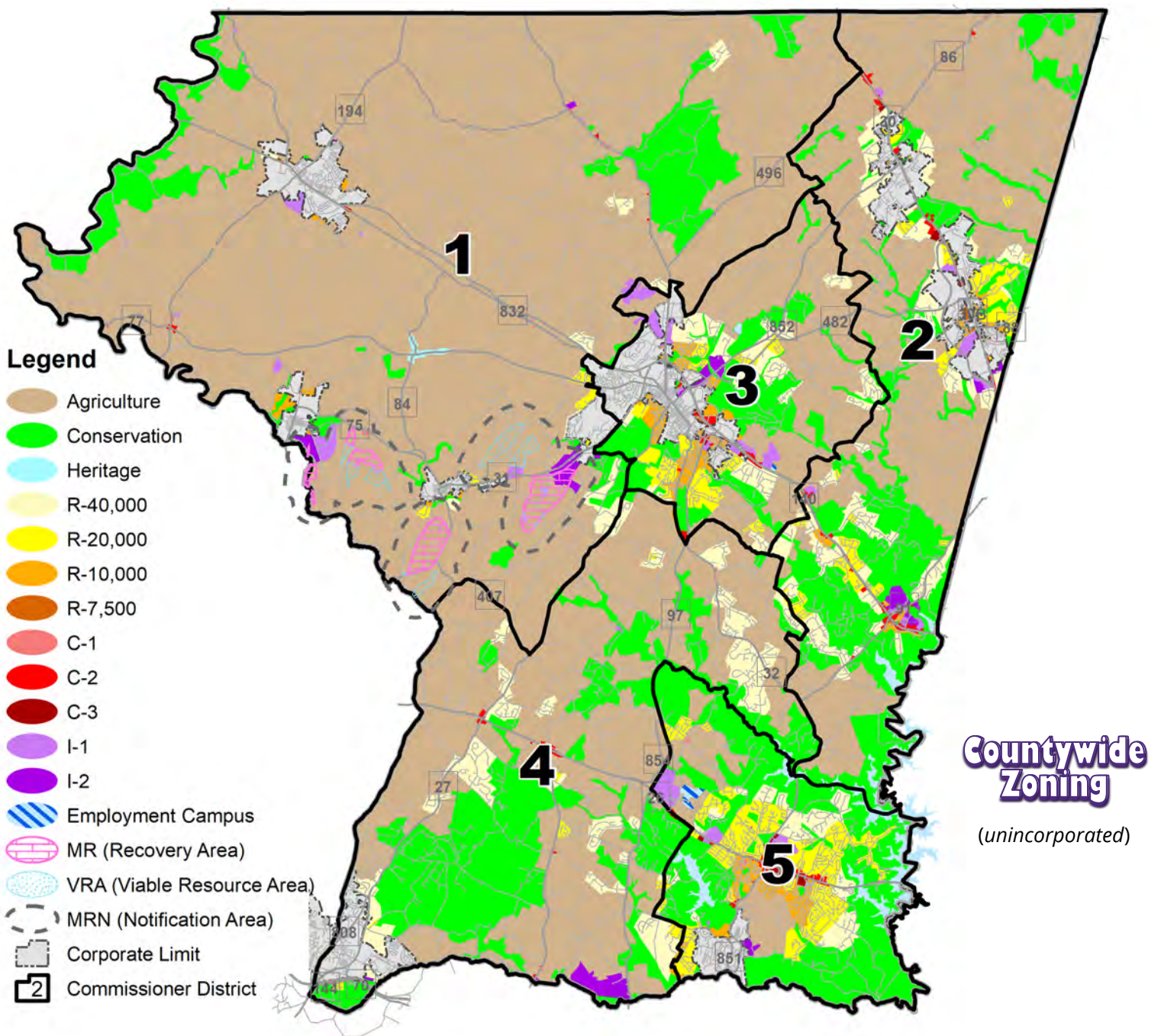


Carroll County Zoning Code (Chapter 158)



A Citizen's Guide to Zoning (2024)





County Zoning Districts
Acreage of Each Carroll County Zoning District in Each Commissioner District
As of October 15, 2025

Zoning District	District 1	District 2	District 3	District 4	District 5	Totals
Agricultural	107,411	30,797	10,635	33,584	2,726	185,153
C-1 Commercial	105	65	1	26	38	235
C-2 Commercial	72	454	183	154	248	1,111
C-3 Commercial	0	64	31	0	219	314
I-1 Industrial	552	341	598	10	543	2,044
I-2 Industrial	514	289	195	502	69	1,569
Employment Campus	0	0	13	0	118	131
Conservation	9,850	13,524	5,088	16,582	12,496	57,540
Heritage	156	0	0	0	0	156
R-10,000 Residential	295	442	1,274	65	1,039	3,115
R-20,000 Residential	301	1,933	1,481	293	4,073	8,081
R-40,000 Residential	1,081	4,656	2,543	5,534	1,694	15,508
R-7,500 Residential	0	47	32	0	1	80
VRA Viable Resource Area*	740	0	0	0	0	
MR Mineral Resource *	1,497	0	0	0	0	
Total Acres	120,337	52,612	22,074	56,750	23,264	275,037

*Note: VRA and MR are overlay zones; the acreage numbers are included in the Ag district totals.