

October 19, 2011

Frederick County 2011 Comprehensive Plan/Zoning Review

Land Use Plan and Zoning Changes Summary

The tables that follow provide the acreages requested for various land use plan designation changes and for zoning changes. The changes are organized by planning region and also provide countywide totals.

Requested Land Use Designation Changes

This table uses general land use plan designation categories with the acreages requested for each by planning region. The specific land use plan designations included within the general categories are noted as follows:

- Commercial – General Commercial and Village Center
- Industrial – Limited Industrial, General Industrial, Office/Research/Industrial
- Residential – Rural Residential, Low/Medium/High Density Residential

Requested Land Use Designation Changes						
Planning Region	Commercial	Industrial	Residential	Ag/Rural	No Change	Total Acres
Adamstown	85	1,665	100	0	0	1,850
Brunswick	18	0	324	0	174	516
Frederick	83	20	871	168	1,144	2,286
Middletown	1	5	498	81	0	584
New Market	55	43	2,566	13	297	2,973
Thurmont	17	43	235	79	0	374
Urbana	127	202	2,214	24	0	2,567
Walkersville	6	53	260	0	1,359	1,679
Total Acres	393	2,030	7,066	365	2,974	12,829

Requested Zoning District Changes

This table uses general categories for the amount of acreage requested for zoning changes. A second table provides the detailed breakdown for the specific zoning districts.

Requested Zoning District Changes							
Planning Region	Commercial	Industrial	Residential	Ag/RC	No Change	Total	Residential Lot Potential
Adamstown	26	1,553	100	0	215	1,893	204
Brunswick	18	0	368	0	0	386	403
Frederick	10	0	741	145	1,354	2,249	519
Middletown	1	5	204	81	183	474	184
New Market	55	43	1,334	23	2,164	3,619	2,428
Thurmont	17	43	383	1	0	444	268
Urbana	127	202	966	24	1,253	2,572	920
Walkersville	11	151	198	0	1,378	1,738	165
Total	264	1,997	4,293	273	6,546	13,374	5,091

Detailed Zoning District Changes

This table provides the requested changes by the specific zoning districts.

Requested Zoning District Changes													
Planning Region	Commercial		Industrial			Residential			Agricultural		No Change	Total	Residential Lot Potential
	GC	VC	GI	LI	ORI	R-1	R-3	R-5	A	RC			
Adamstown	26	0	1,266	173	114	4	96	0	0	0	215	1,893	204
Brunswick	9	9	0	0	0	263	104	0	0	0	0	386	403
Frederick	10	0	0	0	0	741	0	0	109	36	1,354	2,249	519
Middletown	1	0	5	0	0	175	29	0	5	76	183	474	184
New Market	53	2	13	30	0	397	806	131	23	0	2,164	3,619	2,428
Thurmont	17	0	14	29	0	383	0	0	1	0	0	444	268
Urbana	127	0	90	0	112	792	174	0	24	0	1,253	2,572	920
Walkersville	6	4	0	151	0	181	17	0	0	0	1,378	1,738	165
Countywide Total Acres	249	16	1,389	383	225	2,936	1,227	131	162	112	6,546	13,374	5,091
Countywide Total Acres	264		1,997			4,293			273		6,546	13,374	5,091
Countywide Total	Commercial		Industrial			R-1	R-3	R-5	Agricultural		No Change	Total	
			Residential Lot Potential			2,055	2,577	457					5,091