



Bill No. 22-24

Concerning: Private Park in the RC District

Introduced: September 6, 2022

Revised: _____ Draft No. _____

Enacted: _____

Effective: _____

Expires: December 5, 2022

Frederick County Code, Chapter 1-19

Section(s) 5.310, 6.100, 8.432 and 11.100

COUNTY COUNCIL FOR FREDERICK COUNTY, MARYLAND

By: Council President MC Keegan-Ayer on behalf of County Executive Jan Gardner

AN ACT to: add to Chapter 1-19 a definition of Private Park, add Private Park to the Use Table, Design Requirements, and add specific criteria for Private Parks in the RC district.

Date Council Approved: _____ Date Transmitted to Executive: _____

Executive: _____ Date Received: _____

Approved: _____ Date: _____

Vetoed: _____ Date: _____

Date returned by County Executive with no action: _____

By amending:

Frederick County Code, 1-19 5.310, 6.100, 8.432 and 11.100

Other: _____

Boldface

Underlining

[Single boldface brackets]

Heading or defined term.

Added to existing law.

Deleted from existing law.

Existing law unaffected by bill.

2

3 The County Council of Frederick County, Maryland, finds it necessary and appropriate to
4 amend Chapter § 1-19 of the County Code to include a definition of Private Park, add Private
5 Park to the Use Table, Design Requirements, and add specific criteria for Private Parks in the
6 RC District.

7 NOW, THEREFORE, BE IT ENACTED BY THE COUNTY COUNCIL OF
8 FREDERICK COUNTY, MARYLAND, that the Frederick County Code be, and it is hereby,
9 amended as shown on the attached Exhibit 1.

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15 _____
16 M.C. Keegan-Ayer, President
17 County Council of Frederick County,
18 Maryland
19
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Exhibit 1**§1-19-5.310. USE TABLE**

<i>Zoning Districts</i>														
<i>Uses</i>	<i>RC</i>	<i>A</i>	<i>R1</i>	<i>R3</i>	<i>R5</i>	<i>R8</i>	<i>R12</i>	<i>R16</i>	<i>VC</i>	<i>MX</i>	<i>GC</i>	<i>ORI</i>	<i>LI</i>	<i>GI</i>
<i>Open Space and Institutional</i>														
Airports, public ****													PS	PS
Cemetery/memorial gardens		PS	PS											
Fairground											PS		PS	PS
Shooting range/club - trap, skeet, rifle, archery	E	E											PS	PS
Aircraft landing and storage areas, private		E											E	E
Aircraft landing and storage areas, private - commercial use		E											E	E
Tent campground	E	E												
Rustic retreat/camp/out door club	E	E												
<u>PRIVATE PARK</u>	<u>PS</u>													

Underlining indicates entirely new matter added to existing law.

[Single boldface brackets] indicates matter deleted from existing law.

*** - indicates existing law unaffected by bill

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1
2 **§1-19-6.100. DESIGN REQUIREMENTS FOR SPECIFIC DISTRICTS**

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Use Classification	Minimum Lot Area	Minimum Lot Area per Unit	Lot Width	Front Yard	Side Yard	Rear Yard	Height
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6 **Resource Conservation District RC**

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Natural Resources	10 acres		300	50	50	50	30'
Residential							
Single family	10 acres	10 acres	300	50	50	50	30'
Mobile Home	10 acres	10 acres	300	50	50	50	30'
Animal Care & Services	10 acres		300	50	50	50	30'
Open Space Uses	10 acres		300	50	50	50	30'
Institutional	10 acres		300	50	50	50	30'
Governmental & Public Utility	10 acres		300	50	50	50	30'
Nongovernmental Utility	10 acres		300	50	50	50	30'
PRIVATE PARK	<u>100 ACRES</u>		<u>300</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>30'</u>

8 ****

9
10 **§1-19-8.432. PRIVATE PARK IN THE RC DISTRICT**

11 The following provisions shall apply to Private Parks in the Resource Conservation
12 District

13 1) The minimum lot area, lot width, yard setbacks, and heights shall be as provided
14 for in 1-19-6.100.

15 2) The subject property must have road frontage on and access to a 20-foot-wide
16 paved public road.

17 3) The requirements of 1-19-7.200, and where applicable, 1-19-7.700 (Sugarloaf
18 Rural Heritage Overlay District) of this Code must be met.

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21 *** - indicates existing law unaffected by bill

1 4) A Private Park may include natural or paved trails, scenic viewing areas, parking
2 facilities, forestry activities, tot lots, temporary or occasional tent camping, a caretaker
3 residence, and private offices for the operation of the Private Park.

4 5) The following uses and facilities are not permitted in or accessory to a Private Park:
5 recreational vehicle campground, golf course, golf driving range, swimming pool,
6 fairgrounds, zoo, hotel, motel, or lodge.

7 6) After the establishment of a Private Park, The following accessory uses are
8 permitted with site development plan approval: a visitors' center, gift shop, walk-up
9 concession stands, pavilions or open structures for gatherings.

10 *****

11 ARTICLE XI: DEFINITIONS

12 §1-19-11.100. DEFINITIONS

13 *****

14 **PRIVATE PARK.** A parcel or contiguous parcels containing 100 or more acres, owned
15 by a non-governmental entity or organization, managed primarily for environmental
16 conservation, and maintained in a natural landscape condition. A Private Park may be
17 open for use by the public, and the public may be charged an admission fee for access.

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20 *** - indicates existing law unaffected by bill