

FINDER Online Map

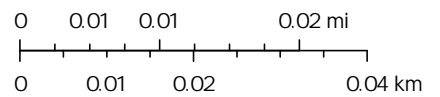


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World Street Map

 County Boundary

1:1,128



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CCPS School Attendance Area Locator

CCPS Schools for the Address selected.
Please look at the map and confirm the location matches the address you typed.

High School

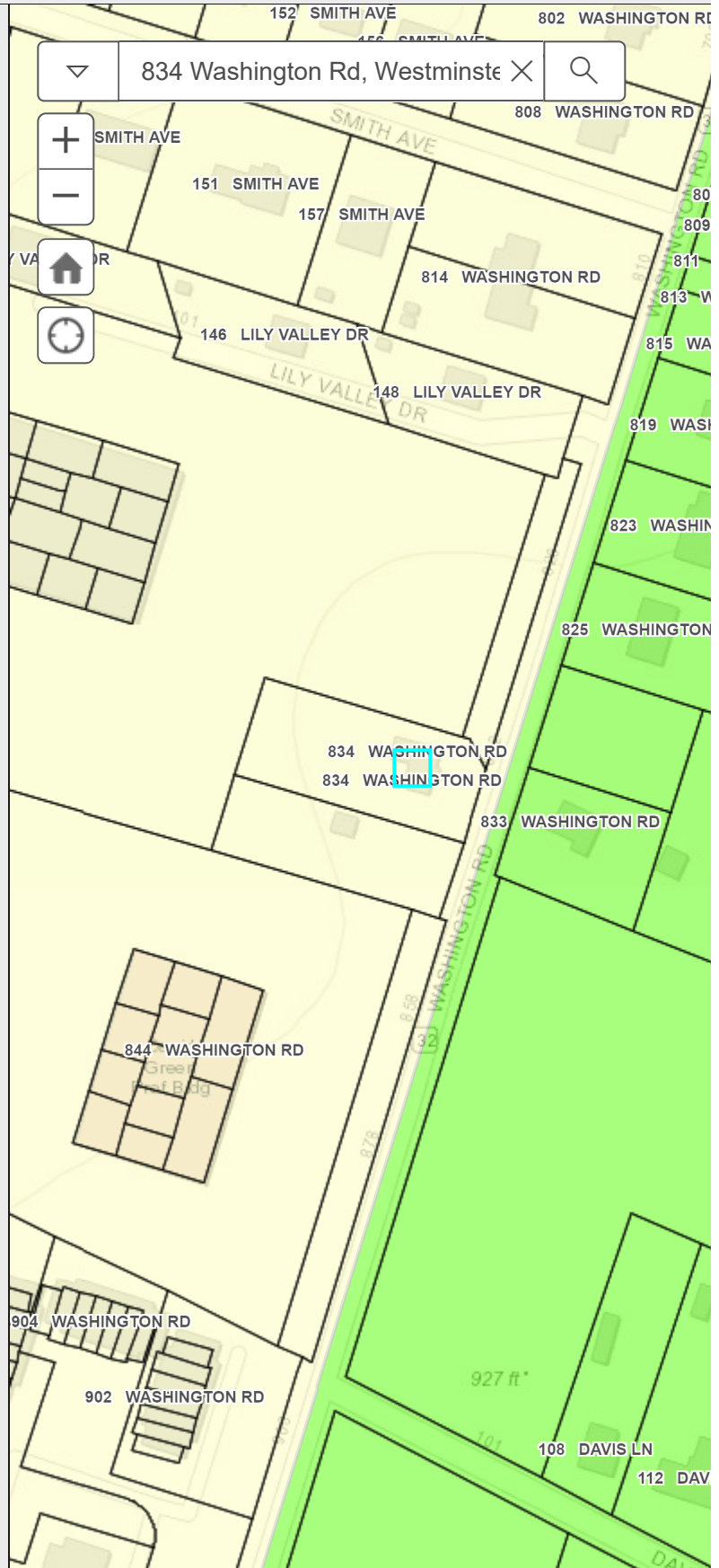
School Name: WESTMINSTER HS
Address: 1225 Washington Rd Westminster, MD 21157
Website: [More Info](#)

Elementary School

School Name: FRIENDSHIP VALLEY ES
Address: 1100 Gist Rd Westminister, MD 21157
Website: [More Info](#)

Middle School

School Name: WEST MS
Address: 60 Monroe St Westminister, MD 21157
Website: [More Info](#)



§ 158.073 R-20,000 RESIDENCE DISTRICT.

(A) **Purpose.** 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 and/or public sewerage facilities. The district would generally coincide with areas designated for medium-density residential development on the Master Plan.

(B) **Applicability.** The following regulations and the applicable regulations contained in other articles shall apply in the R-20,000 District.

(C) **Principal uses.** The regulation of principal uses is set forth in § 158.075.01.

(Ord. 2019-06, passed 12-12-2019; Ord. 2022-03, passed 12-16-2021)

§ 158.074 R-10,000 RESIDENCE DISTRICT.

(A) **Purpose.** 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. The district would generally coincide with areas designated for high-density residential development in the Master Plan.

(B) **Applicability.** The following regulations and applicable regulations contained in other sections shall apply in the R-10,000 District.

(C) **Principal uses.** The regulation of principal uses is set forth in § 158.075.01.

(Ord. 2019-06, passed 12-12-2019; Ord. 2022-03, passed 12-16-2021)

§ 158.078 C-2 COMMERCIAL MEDIUM INTENSITY DISTRICT.

(A) **Purpose and intent.** The purpose of the 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.

(B) **Applicability.** The following regulations and applicable regulations contained in other sections shall apply in the C-2 District.

(C) **Principal uses.** The regulation of principal uses is set forth in § 158.082.

(D) **Site plan review.** Site plan review, if required, shall be as provided as per Chapter 155.

(Ord. 2019-06, passed 12-12-2019)

(11) A variance may not be granted to permit a use in a district where the use is prohibited or to eliminate the requirement that a conditional use approval be granted for a use.

LAND USE CATEGORY DESCRIPTION	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
LAND USE CATEGORY DESCRIPTION	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
Agricultural							
Agriculture	P	P	P	P	P	P	158.002, 158.035
Agricultural research laboratories and facilities	X	X	C	C	P	P	158.070
Feed or grain sales, may include storage	X	P	P	P	P	X	
Flour or grain milling, drying, storage	X	X	X	P	P	X	158.040
Shop for the service, repair, or sale of farm equipment	C	P	P	P	X	X	158.040
Communications							
Communications tower	C	P	P	P	P	C	158.002, 158.039, 158.054
Communications tower complex	C	P	P	P	P	C	158.002, 158.039, 158.054
Radio or television studio	X	C	C	C	X	C	
Commercial							
Vehicle sales/service							
Automobile service center	C	P	P	C	C	X	158.002, 158.083
Car wash (self or full service)	X	P	P	X	X	X	
Fuel station	C	P	P	X	X	X	158.002
Vehicle repair shop	X	P	P	P	X	X	158.002, 158.083
Vehicle sales lot (under 10,000 lbs. gross vehicle weight) ¹	X	P	P	C	X	X	158.002, on a lot of less than 5 acres in the I-1 District
Vehicle sales lot (10,000 lbs. or more gross vehicle weight) ²	X	C	P	C	X	X	158.002, on a lot of less than 5 acres in the I-1 District

1 A variance may not be granted to the weight or acreage requirements for this use.

2 A variance may not be granted to the weight or acreage requirements for this use.

<i>Eating and Drinking Establishments</i>							
Catering establishment or banquet facility	P	P	P	X	X	P	158.002
Restaurant	P	P	P	X	X	P	158.083
Restaurant, with drive thru	X	P	P	X	X	X	
Tavern/bar	P	P	P	X	X	P	158.083
<i>Funeral and Interment</i>							
Cemetery, mausoleum, or memorial garden	C	C	C	X	X	X	158.002
Crematorium	X	P	P	X	P	X	158.002, 158.040
Funeral establishment	X	P	P	X	X	X	158.002
<i>Lodging</i>							
Bed and breakfast	C	X	X	X	X	X	158.002, 158.071
Country inn	C	X	X	X	X	X	158.002, 158.071
Hotel or motel	X	C	P	X	X	P	
Hotel or motel, as part of an Industrial Park or a Business/Industrial Park	NA	NA	NA	P	NA	NA	158.002, 158.156, 158.079
<i>Office/Health Care</i>							
Contractor's Office	P	P	P	P	X	P	158.002, 158.083
Facility for dispensing of medical cannabis	X	P	P	X	X	X	158.002, 158.040, 158.059
Facility for dispensing of medical cannabis, in conjunction with a medical cannabis growing and/or processing facility	X	X	X	P	P	X	158.002, 158.040, 158.059
Medical or dental center	P	P	P	X	X	P	158.002
Professional or business office	P	P	P	P	X	P	158.083
Veterinary facility, without runways	C	P	P	X	X	X	158.002, 158.040
Veterinary facility, with runways	X	C	C	X	X	X	158.002, 158.040
<i>Recreational/Entertainment</i>							

Adult entertainment business, massage establishment, striptease business	X	X	X	X	P	X	158.002, 158.154
Amusement park	X	X	P	X	X	X	
Conference center	X	C	P	X	X	P	158.002, 158.070
Conference center as part of an Industrial Park or a Business/Industrial Park	NA	NA	NA	P	NA	NA	158.002, 158.156, 158.079
Golf course	X	X	X	X	X	P	158.002
Indoor recreational facility	P	P	P	P	X	P	158.002
Indoor theater	X	C	P	X	X	X	
Indoor trap, skeet, rifle, or archery ranges, including gun clubs	X	P	P	P	X	X	158.040
Outdoor drive-in theater	X	X	C	X	X	X	
Outdoor recreational area	P	P	P	C	X	P	158.002
Outdoor trap, skeet, rifle, or archery ranges, including gun clubs	X	X	X	X	X	X	158.040
Retreat facility	X	X	X	X	X	X	158.002, 158.070
Retail/Service							
Building or landscaping supplies sales and storage yard	X	X	C	P	X	X	158.002
Butcher shop	P	P	P	X	X	X	158.002
Fertilizer (liquid or dry) sales and storage	X	X	C	X	X	X	
General retail or general service, less than 10,000 square feet ³	P	P	P	X	X	P	158.002, 158.083
General retail or general service, between 10,000 and 60,000 square feet ⁴	X	P	P	X	X	C	158.002, 158.083
General retail or general service, more than 60,000 square feet	X	C	P	X	X	X	158.002, 158.083

Rental of vehicles and goods with primarily outdoor equipment storage	X	C	P	P	X	X	
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3 A variance may not be granted to the square footage requirements for this use.

4 A variance may not be granted to the square footage requirements for this use.

Residential

Household Living

Dwelling in a Business Park, all types	NA	NA	P	NA	NA	NA	158.002, 158.159
Single-family or two-family dwelling in a Rural Village	P	P	NA	P	NA	NA	158.002
Multi-family dwelling	X	X	X	X	X	P	158.002, 158.081
Retirement home	P	P	X	X	X	P	158.002
Retirement village	P	P	X	X	X	P	158.002
Single-family dwelling constructed after November 1, 2019	X	X	X	X	X	P	158.002, 158.081
Single-family dwelling constructed prior to November 1, 2019	P	P	P	X	X	X	158.002
Townhouse	X	X	X	X	X	P	158.002, 158.081
Townhouse in a retirement village	P	P	NA	NA	NA	P	158.002
Two-family dwelling	X	X	X	X	X	P	158.002, 158.081
Two-family dwelling in a retirement village	P	P	NA	NA	NA	P	158.002

Group Living

Assisted-living facility	P	P	P	X	X	X	158.002
Continuing care retirement community	P	P	P	X	X	X	158.002
Nursing home	P	P	P	X	X	X	158.002

Institutional/Community Service

Art, business, dance, music or similar school	P	P	P	X	X	P	
Community meeting hall, social club, fraternal organization	P	P	P	X	X	X	
Community recreational facility	P	P	P	X	X	X	

Day care center	P	P	P	X	X	P	158.002
Hospital	X	X	P	X	X	X	158.002
Nursery school	P	P	P	X	X	P	
Museum	P	P	P	X	X	P	
Private school	P	P	P	X	X	P	
Religious establishment	P	P	P	X	X	X	158.002
Trade school or professional training center	P	P	P	P	P	P	
Industrial							
Manufacturing/Production							
Acid or heavy chemical manufacture, processing, or storage	X	X	X	X	C	X	158.040
Artisan manufacturing	P	P	P	P	P	P	158.002
Bituminous concrete mixing plant	X	X	X	C	P	X	158.040
Blast furnace, boiler works, foundry	X	X	X	X	P	X	158.040
Brewery	X	X	P	P	P	X	158.002, 158.040, 158.083
Cement, lime, gypsum, or plaster of paris manufacturing	X	X	X	X	C	X	158.040
Concrete and ceramic products manufacturing	X	X	X	C	P	X	158.040
Concrete or asphalt recycling	X	X	X	C	P	X	158.002, 158.040
Distillation of bones, fat rendering, grease, lard or tallow manufacturing or processing	X	X	X	X	C	X	158.040
Distillery	X	X	P	P	P	X	158.002, 158.040, 158.083
Explosive manufacturing or storage	X	X	X	X	C	X	158.040
Fertilizer, potash, insecticide, glue, size or gelatin manufacture	X	X	X	X	C	X	158.040
Food processing and packing plant	X	X	X	P	P	X	158.040

Heavy manufacturing	X	X	X	X	P	X	158.002, 158.040
Indoor processing of medical cannabis	X	X	X	P	P	X	158.002, 158.040, 158.059
Light manufacturing	X	C	P	P	P	C	158.002
Limited distillery	C	P	P	P	X	P	158.002, 158.083
Micro-brewery	C	P	P	P	X	P	158.002, 158.083
Petroleum products refining	X	X	X	X	C	X	158.002, 158.040, 100' setback from all property lines, NFPA Code
Sawmill, commercial	X	X	X	C	P	X	158.002, 158.040
Steel mill	X	X	X	X	P	X	158.002, 158.040
Winery	X	P	P	P	P	X	158.083
Trades							
Bottling (may include distribution) of soft drinks, alcoholic beverages, or milk	X	X	X	P	P	X	
Printing shop	C	P	P	P	P	P	
Welding, sheet metal, machine, carpentry, or similar shop	X	P	P	P	P	X	158.040
Transportation/Utilities							
Airfield	X	X	X	X	X	X	158.002
Airport	X	X	X	C	P	X	158.002, 158.040
Coal yard	X	X	X	X	P	X	158.040
Commercial parking lot or garage	P	P	P	X	X	X	158.002
Electric generating power plant	X	X	X	X	P	X	158.040
Heliport	X	X	X	C	P	X	158.002, 158.040
Solar energy conversion facility, ground-mounted	X	C	P	P	P	X	158.002, 158.081, 158.153
Towing service	X	X	C	P	P	X	On a lot of 5 acres or less in Industrial Districts
Truck or motor freight terminal	X	X	X	C	P	X	158.040

Utility equipment building, yard, above-ground station or substation, or telephone exchange	C	C	C	C	C	C	158.039
Utility equipment, all others	P	P	P	P	P	P	158.039
<i>Warehouse/Storage/Distribution</i>							
Above ground petroleum products storage (2,000 gallons or greater)	X	C	X	C	C	X	158.002, 158.040, 158.157
Contractor's equipment storage facility	C	P	P	P	P	X	158.002, 158.040
Self-service storage facility	X	P	P	X	X	X	158.002, 158.158, 158.083
Self-service storage facility in a Sustainable Community	X	P	P	C	X	X	158.002, 158.083, 158.158
Storage of pelletized or granular dried sewage sludge	X	X	X	P	P	X	158.002, 158.051
Underground petroleum products storage	X	X	X	P	P	X	158.002, 158.040
Warehouse or distribution facility	X	C	P	P	P	X	158.002
<i>Waste-Related</i>							
Garbage, offal, or dead animal reduction	X	X	X	X	X	X	
Junkyard	X	X	X	X	C	X	158.002, 158.040, 158.155
Oil-contaminated soil facility	X	X	X	C	P	X	158.002, 158.040
Solid waste acceptance facility, as defined in Chapter 50 of the Carroll County Code	X	X	X	C	P	X	50.01, 158.040
<i>Miscellaneous</i>							
Business Park	X	X	P	X	X	X	158.002, 158.159
Business/Industrial Park	X	X	X	P	X	X	158.079
Carpet and rug cleaning plant, industrial laundry or dry cleaning	X	X	X	P	P	X	158.040

Commercial kennel	X	C	C	X	X	X	158.002
Conveyor system	C	C	C	P	P	X	158.002, 158.039
Extractive operation, with a MRO designation	X	X	X	P	P	X	158.002, 158.096
Indoor growing of medical cannabis	X	X	X	P	P	X	158.002, 158.040, 158.059
Industrial Park	X	X	X	P	X	X	158.002, 158.156
Laboratory (chemical, physical, or biological), not including agricultural	X	P	P	P	P	P	158.040
Planned Commercial Center	P	P	P	X	X	X	158.002, 155.094
Slaughterhouse	X	X	X	X	C	X	158.040
Use-off-the premises signs	P	P	P	P	P	X	158.115
Public							
Public facility	P	P	P	P	P	P	158.049

(Ord. 2019-06, passed 12-12-2019; Ord. 2021-07, passed 6-3-2021; Ord. 2022-03, passed 12-16-2021)

§ 158.083 COMMERCIAL AND INDUSTRIAL DISTRICTS: REGULATION OF ACCESSORY USES.

(A) **Accessory uses in the Commercial Districts.** Accessory uses in the commercial districts shall be as follows:

(1) Uses and structures customarily accessory and incidental to any principal permitted use or authorized conditional use, including but not limited to:

(a) Business signs pertaining to “use on the premises”, provided that such signs are located as regulated in § 158.114.

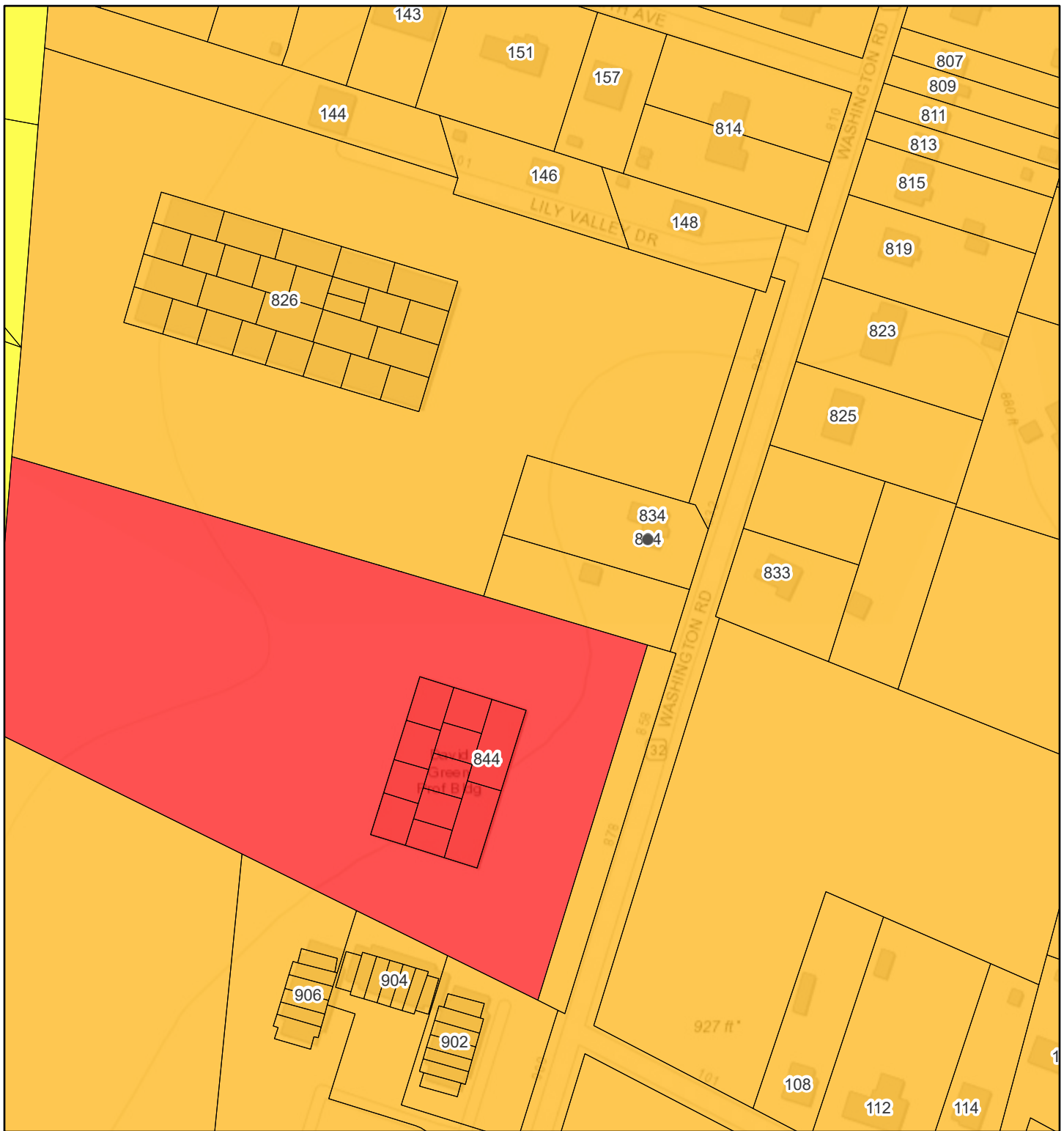
(b) Storage modules subject to the following standards:

1. The exterior surface shall be painted and kept in good repair;
2. The storage module shall be vented as needed for safety purposes;
3. The storage module shall be screened from the adjacent roadway;
4. Storage modules shall not be stacked; and

5. The number of storage modules shall be determined by the Zoning Administrator, but shall not exceed 25% of the area of the principal structure.

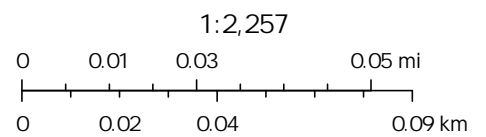
(c) The above or below ground storage of not greater than 2,000 gallons, in aggregate capacity, of petroleum products which is not sold at retail or wholesale, and subject to all applicable MDE and NFPA regulations. Commercial establishments providing petroleum for retail sale shall be regulated in the same manner as a principal use.

Carroll County Zoning



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- Address
- ▭ Parcels
- Zoning
 - ▭ R-20,000
 - ▭ R-10,000
 - ▭ C-2



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