

ORDINANCE NO. ORD-2026-13

**AN ORDINANCE TO AMEND CERTAIN PROVISIONS OF THE
ZONING ORDINANCE FOR WASHINGTON COUNTY, MARYLAND
(RZ-26-002)**

RECITALS

The Board of County Commissioners of Washington County, Maryland (the "Board") adopted the Zoning Ordinance for Washington County, Maryland (the "Ordinance") on January 23, 1973, and it became effective on April 2, 1973.

Planning and Zoning Staff filed an application requesting that amendments be made to the text of the Ordinance. The amendments proposed would amend several sections of the Zoning Ordinance to allow light manufacturing uses to be principally permitted uses and for some heavy industrial uses to be special exception uses in the Special Economic Development ("SED") zone.

The Washington County Planning Commission (the "Planning Commission") held a public meeting for the purpose of taking comments on the proposed amendments, pursuant to public notice duly given.

The Board held a public hearing for the purpose of taking testimony on the proposed amendments on July 21, 2026, pursuant to notice duly given.

The Board has considered the recommendations of the Planning Commission and the Planning Department staff, and the testimony and materials received at the public hearing. The Board conducted this review in a public session.

The Board believes it to be in the best interests of the citizens of Washington County for the amendments to be enacted.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, that certain provisions of the Zoning Ordinance, as amended, be further amended and restated as follows:

Key of changes:

Planning Commission Recommendations

BoCC additional changes

Article 19C – Special Economic Development District

Section 19C.2. Principal Permitted Uses

Single Family Residential Units.

Two Family Dwelling or Duplex.

Multi-Family Residential Units including Apartments, Townhouses & Condominiums.

Alcohol Beverage Sales.

Alcohol Production Facilities

Antique, Consignment, or Thrift Shops

Assisted Living Facility.

Automobile/Motorcycle Sales and Services

Bakery/Confectionary Shops

Banquet/Reception Facilities

Bed and Breakfast

Blacksmith/Welding shops

Boarding and Rooming Homes

Bowling Alley

Butcher shop

Cannabis Dispensary, Standard and Micro. Provided that the use is a minimum 500 feet from pre-existing or secondary schools in the State or a licensed childcare center or registered family childcare home; a pre-existing playground, recreation center, library public park or place of worship; at that the use be a minimum of ½ mile from another dispensary.

Carpentry or Woodworking shops

Car wash

Child or Adult Day Care Facilities.

Comprehensive Care Facilities

Conference Centers.

Convenience Stores

Data Processing Facilities

Emergency Service Structures and Facilities.

Financial Institutions.

Fitness/Recreation Centers

Florist Shops

Food and Beverage processing and package plants; ~~provided such use shall be located two (2) times the distance requirements specified in Section 4.9~~

Garden Shops and Nurseries

Gift Shops

Golf Course, Country Clubs, Private Clubs and similar Recreation Uses.

Grocery Stores

Health and Beauty Shops.

Helipads

Home Improvement Stores

Hospitals.

Hotels, ~~Boarding Houses, Nursing or Retirement Homes.~~

~~Indoor Firing Range.~~

Laboratories – Chemical, physical and biological

Laundry or ~~Dry Cleaning~~ Store.

Libraries

Manufacture and/or Assembly of Electronics, Communications,
Scientific, Photographic or Optical Products and/or Equipment.

Manufacturing and/or assembly of semi-conductors, microchips, circuits, and
circuit boards.

Manufacturing and assembly of medical, scientific and/or technical instruments,
devices, and equipment.

Manufacturing and assembly of machine parts, components, and equipment.

Manufacturing of small parts such as coils, condensers, transformers, and crystal
holders, ~~including Electroplating.~~

Manufacturing, compounding, processing, packaging or treatment of cosmetics,
hair products, and/or pharmaceuticals

Manufacturing of yeasts, molds, and other natural products necessary for
medical and biotechnical research and development

Medical/~~Dental~~ Clinics and/or Pharmacies.

Mixed Use Building.

Museum, Arts Center or Tourism Entertainment Facility.

Offices, Business and Professional.

~~Outdoor/Recreational Outfitters~~

Parks and Recreational Facilities, Public or Private.

~~Pet grooming~~

~~Pet shops~~

Printing or Publishing Establishments.

Public or Civic Buildings, Structures or Facilities.

Radio, Television, and Film Studios or Recording Facilities.

Religious Institutions.

Research and Development Facilities.

Restaurants & Taverns.

~~Resorts~~

~~Satellite terminal stations and communications satellite systems~~

Schools, Public or Private including College, Trade and Technical Institutions.

Short-term Residential Rentals

~~Skating Rink~~

Skilled Nursing Care Facilities

Spas

Specialty Retail Shops.

Taxidermy business

Towing Service and associated Impound Yard

Theaters.

~~Variety Store~~

Veterinary Clinic and/or Hospital.

Warehouses.

Section 19C.3. Special Exception Uses

Contractor's Equipment and Storage Yards

~~Factory for Manufacture and/or Assembly of Electronics, Communications,~~

~~Scientific, Photographic or Optical Products and/or Equipment.~~

Indoor Firing Range

Machine Shop.

Military Communication, Training or Operations Support Facilities.

Commercial Communications Towers, subject to the requirements of Section

4.22.

Any other use that the Board of Appeals finds is functionally similar to any principally permitted use or special exception listed in this Article. The Board of Appeals shall not grant any special exception that is inconsistent with the purpose set forth for this District.

Section 19C.6. Lot Area, Lot Width, and Yard Requirements

	Net Lot Area	Lot Area per unit	Lot Width	*Front Yard	Side Yard	Rear Yard
Dwelling, Single Family	10,000 sq. ft.	10,000 sq. ft.	70 ft.	25 ft.	8 ft.	40 25 ft.
Dwelling, Two Family	10,000 sq. ft.	6,250 5,000 sq. ft.	75 60 ft.	25 ft.	8 ft.	40 25 ft.
Dwelling, Semi-Detached	10,000 sq. ft.	6,250 5,000 sq. ft.	75 60 ft.	25 ft.	8 ft. (exterior sides only)	40 25 ft.
Dwelling, Townhouse	20,000 sq. ft.	** 3,500 sq. ft. per unit	16 ft.	25 ft.	10 ft. (exterior sides only)	20 ft.
Dwelling, Multi-family	20,000 sq. ft.	3,600 2,000 sq. ft.	100 ft.	5 ft.	10 ft.	20 ft.
Mixed Used	2,500 sq. ft.	2,500 sq. ft.	25 ft.	5 ft.	0 ft. *	20 ft.
Non-residential	None	None	None	None	None	None

*If attached to an adjacent building or 5 ft. if not attached to an adjacent building.

** Minimum lot size per unit is 1,600 sq. ft. The difference between lot size and net lot area per townhouse shall be allocated to open space common area.

Section 19C.7. Design Standards

M. Walkways. All development plans shall provide a cohesive pathway system for pedestrians using the site.

- a. Walkways shall connect, or provide future connection for, residential uses to contiguous off-street parking areas, transit, schools and school bus waiting areas, and parks.
- b. It shall be the goal of the system to provide access to all locations within the development and to off-site facilities such as transit, local businesses and services, and cultural institutions such as schools and places of worship. The system should provide convenience and safety.

N. Lighting. Adequate lighting shall be installed to enhance safety, security and the visual environment. Lighting shall be provided to any areas where night-use is expected such as sidewalks and parking areas. All building-mounted and free-standing lighting shall be designed and

installed to be fully shielded. Lighting shall be directed downward to prevent glare and light trespass onto adjacent properties.

O. On-street parking requirements

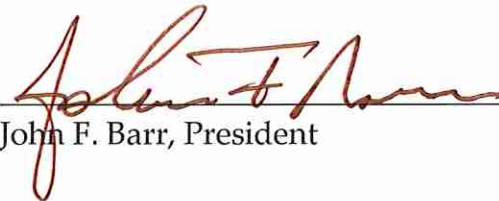
- a. On-street parking may be used to meet the standards set forth in this section to reduce the amount of off-street parking required.
- b. All on-street parking facilities shall follow the same regulations as off-street parking facilities outlined in Article 22 Division I.

Adopted and effective this 31st day of July, 2026.

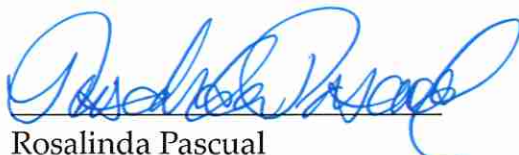
ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND


Dawn L. Marcus, Clerk


John F. Barr, President

Approved as to legal
sufficiency:


Rosalinda Pascual
Deputy County Attorney

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