



**FOR PLANNING COMMISSION USE ONLY**  
 Rezoning No. \_\_\_\_\_  
 Date Filed: \_\_\_\_\_

WASHINGTON COUNTY PLANNING COMMISSION  
 ZONING ORDINANCE TEXT AMENDMENT APPLICATION

Cascade Properties, LLC

Applicant

25009 Lake Wastler Dr.

Address

Jill Baker

Primary Contact

same

Address

- Property Owner       Contract Purchaser  
 Attorney               Consultant  
 Other: \_\_\_\_\_

301-241-2231

Phone Number

jbaker@ritchirevival.com

E-mail Address

- Water and Sewerage Plan  
 Comprehensive Plan  
 Subdivision Ordinance

- Zoning Ordinance  
 Other: \_\_\_\_\_

Section No. Article 19C

Please provide the proposed text on a separate sheet of paper as follows: strike-through should be used for deletions [~~deletions~~], unchanged wording in regular type, and new wording should be underlined [new wording].

**See Attached**

*[Handwritten Signature]*

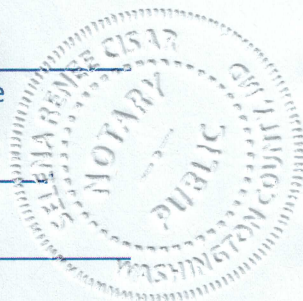
Applicant's Signature

Subscribed and sworn before me this 18 day of February, 2020

My commission expires on May 17, 2029

*[Handwritten Signature: Selena Cesar]*

Notary Public



**FOR PLANNING COMMISSION USE ONLY**

Application Form  
 Fee Worksheet  
 Application Fee  
 Proposed Text Changes  
 2 hard copies and one digital copy of the complete application packet



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING FEE WORKSHEET

FOR PLANNING COMMISSION USE ONLY  
Rezoning No. \_\_\_\_\_  
Date Filed: \_\_\_\_\_

PLEASE COMPLETE ONLY THE SECTION THAT APPLIES.

Applicant's Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Zoning Ordinance Map Amendment** ..... \$ 2,000.00

Number of Acres \* \_\_\_\_\_ x \$20.00 [1 acre minimum]  
per acre ..... \$ \_\_\_\_\_

Engineering Review Fee ..... \$ 150.00

Technology Fee ..... \$ 15.00

**TOTAL FEES DUE – MAP AMENDMENT** ..... \$ \_\_\_\_\_

\*Minimum charge of \$20.00 [if less than one acre]

**Text Amendment** ..... \$ 2,000.00

Choose One:  Adequate Public Facilities Ordinance  
 Forest Conservation Ordinance  
 Solid Waste Plan  
 Subdivision Ordinance  
 Zoning Ordinance  
 Other: \_\_\_\_\_

Technology Fee ..... \$ 15.00

**TOTAL FEES DUE – TEXT AMENDMENT** ..... \$ 2,015.00

**Water and Sewer Plan Amendment** ..... \$ 2,000.00

Technology Fee ..... \$ 15.00

**TOTAL FEES DUE – WATER AND SEWER PLAN AMENDMENT** ..... \$ 2,015.00

**Forest Conservation Exemption** ..... \$ 25.00

Technology Fee ..... \$ 15.00

**TOTAL FEES DUE – FOREST EXEMPTION** ..... \$ 40.00

Please make checks payable to "Washington County Treasurer".



WASHINGTON COUNTY PLANNING COMMISSION  
ZONING ORDINANCE TEXT AMENDMENT

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REQUIRED APPLICATION MATERIALS CHECKLIST

All materials must be clearly labeled

Original plus 1 copy and one digital copy sent to  
[askplanning@washco-md.net](mailto:askplanning@washco-md.net) of complete application package

- 1. **Application Form:** A completed and signed application form. A copy of the proposed changes to the existing language must accompany the application.
- 2. **Fee Worksheet and Application Fee:** A completed Fee Worksheet must be submitted at the time application is made. If paying by check, please make checks payable to the “Washington County Treasurer”. If paying by credit card, the application must be accepted for completeness and initialized by the Department prior to accepting payment. An invoice will be e-mailed to the applicant and **must** be paid prior to the deadline specified in the e-mail. The rezoning process will not begin until payment has been received.
- 3. **Justification Statement:** A written explanation of the reasons why the amendment is being requested, setting forth in sufficient detail to properly advise County officials as to the justification for the amendment. The justification statement must include the following:
  - i. Describe how the request is consistent with the County’s most recent adopted Comprehensive Plan; AND
  - ii. Provide a statement describing how the request is logical and appropriate.
- 4. Any other material facts that support the amendment.

# Cascade Properties, LLC – Proposed Text Amendments

## 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](#)

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.

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

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.	<del>6,250</del> 5,000 sq. ft.	<del>75</del> 60 ft.	25 ft.	8 ft.	40 25 ft.
Dwelling, Semi-Detached	10,000 sq. ft.	<del>6,250</del> 5,000 sq. ft.	<del>75</del> 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.	<del>3,600</del> 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.

## **Cascade Properties, LLC - Justification Statement**

### **Amendments to Article 19C – Special Economic Development District**

Cascade Properties LLC would like to respectfully submit this Zoning Text Amendment related to the Special Economic Development (SED) District Article of the Zoning Ordinance. As this area continues to grow and progress, issues unique to the existing layout and abundance of infrastructure at the former Fort have produced the need for adjustments to the zoning district. This request focuses on several aspects of the regulations including principally permitted and special exception uses, residential setbacks and design criteria.

The purpose of the SED district is to recognize the unique circumstance of the area previously developed as an army base that functioned as its own town. According to Section 19C.1 part of the purpose statement says, “... *the classification needs to be extremely flexible with regard to bulk and area development requirements since existing development patterns and reuse potential will reflect more of a town or campus character than a rural or suburban perspective.*” These amendments seek to adhere to this purpose.

#### Justification for Amendments to Principally Permitted and Special Exception Uses

Progress in redeveloping and revitalizing the Fort has generated significant interest in commercial and manufacturing uses. Currently, manufacturing uses are non-existent as principally permitted uses and only two (2) employment-type uses are permitted as a special exception use. This has limited marketing in the SED district for employment related businesses.

In recent years, we have applied to the Board of Zoning Appeals for multiple special exception uses for manufacturing and employment opportunities. Only allowing these uses through the special exception process introduces added risk and time that can stall or deter businesses from locating at the Fort and by association, Washington County.

To be compatible with past land uses and the community, manufacturing and other employment activities should be associated with light industrial uses. After reviewing uses permitted in the Industrial, Restricted (IR) and Planned Industrial (PI) districts, we have included some manufacturing and employment-based uses in the principally permitted and special exception use lists.

The SED district also contains a narrow list of commercial uses. To complement efforts in the district seeking to add new residential uses, retail sales and services will be needed to support the developing community. After reviewing uses permitted in the

Business, Local (BL) and Business, General districts, we have included several new retail sales and service uses that provide logical support in a town-like environment.

### Justification for Setback Amendments

It is well known that the State of Maryland is in the middle of a housing crisis, both in available stock as well as affordability. This has driven the need for additional density that can be produced through zoning regulations that allow for more flexible and affordable design.

Currently, the SED zoning district allows a wide variety of residential uses including single-family up to multi-family. In this way, the SED district is intended to act similarly to the Residential, Urban (RU), Residential, Multi-family (RM) or even the Mixed Use (MX) districts in terms of residential variety and density. However, the residential bulk requirements in the SED district are currently more aligned with the Residential, Transition (RT) and Residential, Suburban (RS) districts.

To meet the purpose of the SED district and better align bulk requirements to higher density residential districts, we are requesting the following amendments to Section 19C.6 regarding residential lot size, width and setback requirements (see also attached amendments in track changes).

- Reduce the minimum lot size for two-family and semi-detached units from 6,250 sq. ft. per unit to 5,000 sq. ft. per unit. This amendment would align with the bulk requirements in the RM district.
- Reduce the lot width of two-family and semi-detached uses from 75 ft. to 60 ft. This reduction will allow for smaller homes that can be more affordable.
- Reduce the rear yard setback for single-family, two-family and semi-detached from 40 ft. to 25 ft. These changes would match the requirements set forth in the RU and RM districts and better align with the purpose of the district.
- Include a new row for townhouse uses that sets a minimum Net Lot Area of 20,000 sq. ft., Lot Area per Unit of 3,500 sq. ft., minimum lot width of 16 ft., front yard setback of 25 ft., side yard setback of 10 ft. on exterior sides only, and 20 ft rear yard setback. The requirements for Lot Area per Unit, Lot width, and all setbacks have been copied from Section 22.61 and are not proposed to be changed.

Including this line will streamline the bulk requirements by taking away the need to refer to Article 22 Division VI of the ordinance that regulates townhouse developments.

- To properly integrate the minimum lot areas and lot areas per unit, we propose to add a column for “Net Lot Area”. This has no impact on single-family, two-family or semi-detached lot sizes. Unlike single-family and two-family homes, townhouses and multi-family uses are viewed as communal developments that require shared open space areas that are typically governed by Home Owners Associations or covenants. We’ve included examples below of Net Lot Area calculations for townhouse developments.
- Within the chart we propose reducing the Net Lot Area required in Section 22.61 from 5-acres to 20,000 sq. ft. While the 5-acre requirement may be appropriate in some residential districts in the county, it is overburdensome and conflicts with the purpose of the SED district. It severely limits the ability to design new development that can be sustainable, walkable, and affordable. The reduction is being requested to address the need for potential infill development and the desire to create a more town-like development.

This change also supports the State and county goal of directing development into Priority Funding Areas (PFAs). According to State law, to qualify for PFA status the designated area must have a minimum average residential density of 3.5 dwelling units per acre. Requiring larger Net Lot Areas for townhouse development creates a negative and counterintuitive issue in creating desperately needed housing.

Example 1: Net Lot Area required is greater than 20,000 sq. ft. with open space multiplier

We show 8 townhouse units. The Net Lot Area shall be calculated by multiplying the number of units (8) by the lot area per unit (3,500)

Using the calculation, the Net Lot Area for this townhouse development will be 28,000 sq. ft.

**Net Lot Area (28,000 sq.ft.)**

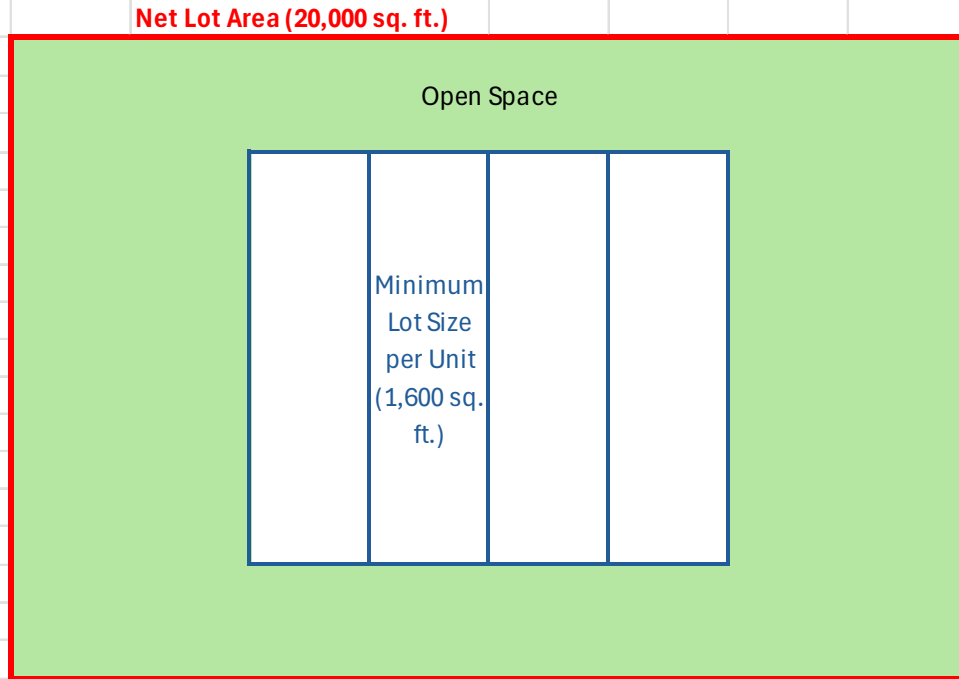
Open Space

Minimum  
Lot Size  
per Unit  
(1,600 sq.  
ft.)

Example 2: Net Lot Area required would be less than 20,000 sq. ft. with open space multiplier

We show 4 townhouse units. The Net Lot Area shall be calculated by multiplying the number of units (4) by the lot area per unit (3,500)

Using the calculation, the Net Lot Area would be 14,000 sq. ft. However, the absolute minimum Net Lot Area must be 20,000 sq. ft.



- Include a minimum of 20,000 sq. ft. of Net Lot Area for Multi-family dwellings in the newly formed column. This metric already exists in Section 22.72 and we are not proposing to change it.
- Decrease the Lot Area per Unit for Multi-family dwellings from 3,600 to 2,000 sq. ft. This amendment will fix the conflicting regulations of Article 22 Division 7 and those in RM district. The proposed figure matches the requirements of the RM district.

#### Justification for Design Standard Amendments

Increasing density is important to address our housing needs but that should not come at the cost of our physical and living environments. Design requirements help guide orderly development that is necessary in urban areas to assess ancillary needs to support development such as roads, sidewalks, and parking as well as human needs to have a good quality of life. Design regulations give consistency and predictability to developers and property owners alike to know up front the livability of their community.

The properties in the SED district effectively operate similarly to a municipal entity. As such, design criteria should be included to guide development in the SED district like what would be required in a municipal environment. We are seeking to supplement this section to better meet the purpose of the district and create a more sustainable and walkable urbanized center. These criteria were developed using similar design regulations in the MX district.

We request the following amendments to Section 19C.6:

- Add walkway requirements. Requiring sidewalks and other pathways in new developments is justified to enhance public safety by separating pedestrians from traffic, boosting property values, and encouraging walkability. To meet these desired effects, we propose that standards should be put in place to require sidewalks and pathways that provide a cohesive system for pedestrians.
- Add lighting requirements that reinforce Article 22 Division X. Lighting standards are necessary to ensure public safety, protect environmental quality and enhance the function and usability of public and private spaces. Amendments presented require all areas where night-time use is expected to be properly illuminated. The amendments also require lighting to be downward directed and shielded to reduce environmental impacts and lighting “hot spots”.
- Allow on-street parking. Currently, the Zoning Ordinance only allows and provides regulations for off-street parking. This is typical for county government regulations due to their rural and suburban characteristics as opposed to the more urban characteristics found in a municipal setting. The uniqueness of the SED district should reflect more urbanized standards that aren’t typical of historic county development. Therefore, we propose to allow on-street parking to count toward the required number of parking spaces per use. All other dimensional requirements would still follow the existing requirements for off-street parking.

There are a national recognition and movement to reduce parking requirements due to their environmental impacts and taking away developable land for seas of pavement that aren’t being used. Excessive parking requirements cost developers money and cost local governments space that could otherwise be used for public, retail, or residential use. These outdated measures often have a negative impact on the kind of local planning and zoning needed to create and maintain vibrant communities.

Members of the American Planning Association have studied this issue and put together a graphic of various parking designs for varying road widths. The graphic

can be viewed at <https://plannersweb.com/2013/09/wide-neighborhood-street-part-1/>. They noted that there was wide variation in regulations across the country, and that this graphic represents an average of regulations reviewed.

Furthermore, studies by the National Parking Association have found that addressing antiquated minimum parking requirements will allow for more clarity in market pricing, resulting in more affordable real estate. Allowing the market to set the right number of stalls will reduce excess supply in some areas and drive more affordable real estate projects.

### Conclusion

First, we acknowledge that our properties are not the only ones affected by these proposed amendments. While these changes will also apply to the properties owned by Cascade Town Centre LLC, these amendments will provide the same flexibility and opportunity to redevelop the portion of the Fort given to them while maintaining consistency and comparability between the entities, leading to more cohesive development.

These amendments were written to further promote and support the purpose of this district which is to “...reflect more of a town or campus character than a rural or suburban perspective.” Furthermore, these amendments are consistent with the goals, objectives and recommendations of the Comprehensive Plan including:

- Goal 1: Provide a diverse range of housing for citizens that promotes sustainable, livable, and affordable housing opportunities.
  - Enact high-density multi-family zoning.
  - Reduce or eliminate off-street parking requirements.
  - Create greater opportunities for mixed use in targeted areas.
  - Promote compact land use patterns through infill and redevelopment.
- Goal 2: Promote a balanced and diversified economy:
  - Review, and where appropriate, amend permitted land uses in non-residential zoning districts along with the locations of said districts to better match infrastructure needs of particular businesses to ensure appropriate location and use of limited infrastructure resources.
- Goal 3: Provide a safe, efficient, and interconnected multi-modal transportation system.
  - Incorporate walking or bicycling trails into the development of all new County parks to promote lifelong fitness. Trail development in existing parks with unused recreational space should also be considered.

- Review parking requirements to determine whether they encourage transportation by non-motorized means and do not unnecessarily decrease available land for property improvements. Eliminating or reducing minimum parking requirements in select areas such as in Town or city centers is a potential option.
- Goal 8: Encourage infill development and revitalization of existing communities using context sensitive development strategies to maintain and enhance community character.
  - Create high quality communities through improved urban design and development standards
  - Encourage infill and compact, mixed-use development within planned growth areas that creates inherently “walkable and bikeable” communities through policy and regulation.

As economic opportunities continue to grow in the SED district, it is important that the Zoning Ordinance reflects the necessary regulation to allow flexibility in development opportunities but also recognizes the balance of mitigating impacts to our physical and living environments.



DEPARTMENT OF PLANNING & ZONING

PLANNING | ZONING | LAND PRESERVATION | FOREST CONSERVATION | GIS

RZ-26-002

May, 2026

WASHINGTON COUNTY ZONING ORDINANCE  
STAFF REPORT AND ANALYSIS

**Proposal:** Cascade Properties LLC has requested a rezoning text amendment to amend the Special Economic District Article of the Washington County Zoning Ordinance.

**Staff Report:** The Special Economic District (SED) was created and applied to the land of the former Fort Richie Army Base. The land was converted into a private entity for redevelopment in 1998 after the Fort's closure. Historically, the land associated with the Fort functioned similar to a small town containing residential, commercial, and industrial uses. The district currently permits a wide variety of uses to mimic those that previously occurred on the Fort. The SED was created to allow the unique area to be revitalized back to the small town feel as it did in the past.

The current owners of the property have begun to redevelop the land, by attracting multiple residential, commercial and manufacturing users to the site, using the existing structures to recreate the town feel previously established by the military base.

The proposed amendments aim to expand the uses and allow for more opportunities for redevelopment and revitalization of the site.

**Analysis:** One current owner, Cascade Properties LLC, is proposing to amend Article 19C of the Zoning Ordinance to include permitted and special exception uses as well as residential setbacks and design criteria.

Currently, the SED does not principally permit any light industrial or manufacturing uses. Special exceptions are needed for these types of uses. Cascade Properties proposes adding and deleting specific types of principally permitted manufacturing and industrial uses to Section 19C.2 in order to attract uses once compatible with the property. The new uses are similar to those permitted in the light industrial districts of the county.

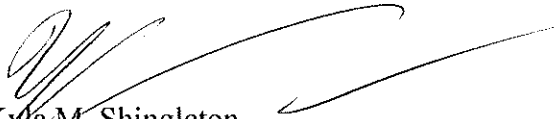
In addition to commercial and manufacturing uses, new retail sales and services are being proposed to foster a town-like environment on the property. These uses fit with the retail sales and services already permitted in the district.

In Section 19C.3 the proposed amendments allow for the addition and deletion of some limited special exception uses that are consistent with former uses on the property, thus making reuse of existing structures more feasible.

Section 19C.6 discusses residential lot size, width and setback requirements. The SED has a large variety of residential types; however, the current setbacks are similar to Residential, Suburban. Amendments to this section are being proposed to update the requirements to those of a high-density district. Along with new setbacks, new design criteria has been proposed in Section 19C.7 to ensure consistency within the district while allowing for development that best fits the character of the SED. All proposed amendments are specifically listed/stricken in the application packet.

**Staff Recommendation:** Staff recommends approval of these amendments as presented.

Respectfully submitted,



Kyla M. Shingleton

Comprehensive Planner