

# TOWN OF KEEDYSVILLE, MARYLAND

*"Where Northern Thrift and Personality Blend with Southern Charm and Hospitality"*

P.O. Box 359  
19 South Main Street  
Keedysville, MD 21756  
301-432-5795  
www.keedysvillemd.com



*Ken Lord, Mayor*  
*Barry Levey, Assistant Mayor*  
*Gina Ellis, Council Member*  
*Judy Kerns, Council Member*  
*Matthew Hull, Council Member*

*Approved*

## Planning & Zoning Commission

January 13, 2020

The monthly meeting of the Keedysville Planning & Zoning Commission was called to order at 7:00pm with the following members present: Chairman Randy Burns, Commission Members Sarah Baker, Greg Carroll and Matt Rhoads, ex-officio Matt Hull and Town Administrator Rick Bishop.

The minutes for October and November, 2019 were read and approved.

The discussion of changing the Zoning Ordinance to alter the allowance of agriculture in Town continued. Mr. Carroll had prepared a suggested new definition of agriculture and changes to the Table of Uses. They are attached here. Eric Matson had several questions regarding the changes and the Commission satisfied him with their responses. Mr. Bishop suggested that regarding the change in Section D-13 in the Table of Uses to move the parenthetical phrase (for properties five (5) acres and larger) to the front of the section so that it is clear that it applies to all uses listed in that section. The Commission agreed. The Commission asked for the changes to be sent to Town Attorney Ed Kuczynski for approval.

Mr. Bishop discussed the inquiry by the resident at 80 ½ South Main St. to add a tiny house to the rear of their property. He noted his discussion with Mr. Kuczynski. He noted several points from that discussion. The zoning ordinance requires 10,000 sq. ft. per single family detached residential structure. As the property at 80 ½ So. Main St. less than 10,000 sq. ft., a tiny house could not be allowed. Also, as this would be a separate residence, all applicable fees, i.e., land development, water tap, sewer tap and excise tax would apply.

Mr. Bishop noted that the Victor Peeke request for a variance for his property at 6211 Coffman Farms Rd. had been approved by the Board of Zoning Appeals.

Mr. Bishop noted that he is not a part of the P&Z Commission and what matters the Commission takes up is strictly up to the Commission members. He did say he would continue to attend the meetings and prepare the minutes. He added that in the future, the minutes would be prepared and sent to the members within one week of the meetings.

There was a brief discussion as to whether or not the ex officio is a voting member. He is, but it is suggested by the Maryland Dept. of Planning that any ex officio not vote on a matter that will be voted on also by the Mayor & Council, as a conflict of interest could occur.

The meeting adjourned at 7:40pm.

Submitted,  
Richard Bishop  
Town Administrator

For properties five (5) acres and larger, a less intensive use of that property that includes the cultivation of soil and the raising and harvesting of products of the soil, including customary soil and water conservation practices, and the limited\* raising or keeping of livestock, poultry, horses, sheep or the like, but not including pigs. Livestock cannot be located less than 100' from a dwelling on neighboring property.

\* no more than 5 total animals per acre

Table or Use Regulations

	Zoning Districts		
	SR	TR	NC
<b>A. RESIDENTIAL USES</b>			
1. Single family detached dwellings, including pre-fabricated ("sectional") dwellings.	P	P	N
2. Two-family detached ("duplex") dwellings.	SE	P	N
3. Single-family Attached ("townhouse") dwellings.	SE	SE	N
4. Multi-family ("apartments") dwellings.	N	SE	N
5. Bed and Breakfast	N	P	P
6. Dwelling unit in conjunction with a principal non-residential use	SE	P	P
7. Conversion of a single-family dwelling or other building into not more than two dwelling-units, provided that the lot area per dwelling-unit and yard, building and other requirements for dwellings in the zoning district shall not be reduced thereby, and further provided that no structural alteration of the building's exterior shall be made except as necessary for safety.	SE	SE	N
8. Conversion of a dwelling or other structure into an apartment containing more than two dwelling-units.	SE	SE	SE
9. Rooming, boarding or lodging houses.	N	SE	N
10. Cluster Residential Development, subject to the provisions of Section 503.	P	P	N
11. Child Care	SE	SE	P
12. Customary home occupations and home professional offices provided that:	SE	P	P



<p>a. Such occupational or office shall be conducted only by members of the immediate family residing on the premises, plus not more than two (2) non-resident employees; and</p> <p>b. Such occupation or office shall not occupy an area greater than 25 percent (25%) of the ground floor area of the proposed residential buildings; and</p> <p>c. No display of goods or storage of materials or advertising, except identification signs as provided in sub-section 707.8 shall be visible from any street or adjoining property.</p>			
	P	P	N
13. Non-commercial parking garage or parking area intended to fulfill the off-street parking requirements specified in Article 6, provided that such garage or area shall be exclusively for use by residents of nearby dwellings.			

#### B. PUBLIC OR PRIVATE RECREATIONAL USE

1. Parks designed or intended for passive recreational or open space.	P	P	P
2. Areas designed, equipped or intended for non-commercial active outdoor recreation, including but not limited to picnicking, field sports, tennis, swimming and the like.	SE	SE	N
3. Private or membership clubs or lodges not operated commercially, or conducted primarily as a business enterprise.	SE	SE	N
4. Indoor recreation facilities, including but not limited to bowling alleys, theaters, skating rinks, tennis courts and the like.	N	N	SE

#### C. INSTITUTIONAL, EDUCATIONAL AND UTILITY USES

1. Churches and other places of worship.	SE	SE	N
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2. Medical or dental offices or clinics for out-patient treatment; including accessory laboratory facilities.	SE	SE	P
3. Essential utility equipment, as defined in Article 2, provided that before construction begins on any overhead electric power line of 34.5 KV or greater capacity, on any telephone trunk line including microwave facilities, or any underground pipeline for transmission of natural gas or petroleum products, location and right-of-way plans of said lines and accessory facilities shall be submitted for the information and review of the Planning Commission.	SE	SE	SE
4. Civic buildings, including community centers, museums, post offices, libraries, fire stations and public office buildings erected or used by federal, State, County or Municipal governments or agencies thereof, except educational buildings and uses.	SE	SE	P
5. Public or private elementary or middle schools.	SE	SE	N

#### D. RETAIL AND COMMERCIAL SERVICES USES

1. Automobile service stations, except highway service plaza, as defined in Article 2.	N	N	SE
2. Business services, including: banks, credit unions, savings and loan and similar financial institutions; business and professional offices, real estate and insurance agencies; telephone central offices and switchboards.	N	SE	P
3. Convenience store.	SE	SE	SE
4. Clubs/lodges.	N	SE	SE
5. Funeral homes, mortuaries and the like.	SE	SE	N
6. Greenhouses and nurseries, including sales facilities for properties five (5) acres and larger	SE	N	SE



7. Hotels, motels, and the like.	SE	SE	SE
8. Printing, photographic processing, blueprinting and similar reproduction services.	N	P	SE
9. Parking lot or garage as a commercial enterprise, provided that such parking lot shall be screened by a solid wall, screen or fence at least three (3) feet high or by dense evergreen plantings of equal height.	N	SE	SE
10. Personal service businesses, including: barber shops, beauty salons, cold storage lockers, photography studios, repair shops for appliances, bicycles, electronic equipment, guns, locks, shoes, or watches, self-service dry cleaning or laundromats, tailoring or dressmaking, craft stores or antique shops.	SE	SE	P
11. Restaurants and the like, except drive-in restaurants as defined in Article 2	SE	P	P
12. Drive-in restaurants.	SE	N	SE
13. Retail businesses intended primarily for neighborhood convenience shopping, including: baked goods stores, dairy products stores, food and grocery stores, fruit and vegetable stores or produce stands, meat markets, pharmacies and wood products (for properties five (5) acres and larger) .	SE	SE	P
14. Taverns and the like, subject to the requirements of the Board of License Commissioners of Washington County pursuant to Article 2B of the Annotated Code of Maryland.	N	SE	SE
15. Video Stores	N	P	P
<b>E. MISCELLANEOUS AND ACCESSORY USES</b>			

1. Agriculture, as defined in Article 2.	P	P	P
1. Signs, subject to the provisions of Article 7, including:			
a. On-premises identification signs subject to Section 707.n. On-premises advertising signs subject to Section 707.C.	A	A	A
b. On-premises identification signs subject to Section 707.n.	N	A	A
c. Off-premises direction signs subject to Section 708.13.	SE	P	P
d. Off-premises business advertising signs subject to Section 708.C.1.	N	N	SE
e. Off-premises commercial advertising signs subject to Section 708.C.2.	N	N	N
f. Temporary signs subject to Sections 707.D and 708.D.	P	P	P
3. Junkyards.	N	N	N
4. Sanitary landfills.	N	N	N
5. Other uses substantially similar in character or impact to uses ordinarily permitted by this Ordinance by right or by special exception within the same Zoning District.	SE	SE	SE
6. Accessory uses, including:			
a. Accessory uses as defined in Article 2.	A	A	A



b. Travel trailer and boat storage, provided that such stored vehicles shall not be occupied or used for dwelling purposes, and shall not be located within front or side yard areas required by this Ordinance. If rear yard is adjacent to front yard. SE	A	A	A
c. Temporary buildings accessory to a construction project.	A	A	A
d. Fences, walls, landscaping materials, subject to the traffic visibility requirements specified in Section 406 and height requirements of Section 409.	A	A	A
e. Off-street parking, subject to the provisions of Article 6.	A	A	A

**Corporation of Keedysville**  
**January 13, 2020**  
**Agenda**  
**Planning & Zoning Commission**

Call to Order

Approval of Minutes: October & November

Old Business: Agriculture Area

New Business: Tiny House

Comments by Attendees

Adjournment

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## Planning & Zoning Meeting January 13, 2020

	NAME	ADDRESS	PHONE #
1.	ERIC MATZ		740-645-3264
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