

# ZONING

FOR SALE 12 North Main Street, Boonsboro, MD 21713

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## Town of Boonsboro Zoning – TC (Town Center)

The Town Center district includes the mix of uses in Boonsboro’s downtown that help define the Town’s historic and aesthetic identity. The Town Center is characterized by medium to high-density residential development mixed (often in the same building) with commercial, office, and institutional uses.

**Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:**

- Accessory Apartments.
- Single-family detached dwellings, including pre-fabricated, modular, panelized or sectional dwellings.
- Tow-family “duplex” dwellings, as defined in Article 2.
- Two-family semi-detached dwelling
- Single-family attached “townhouse” dwellings, as defined in Article 2.
- Multi-family “apartment” dwellings, as defined in Article 2.
- Multi-family condominium dwelling units, as defined in Article 2.
- Dwelling unit in conjunction with a principal non-residential use.
- Bed-and-breakfast, rooming, or temporary boarding houses, as defined in Article 2.
- Customary home occupations and home professional offices, as defined in Article 2.
- Parks designed or intended for passive recreation or open space.
- Private or membership clubs or lodges not operated commercially, nor conducted primarily as a business enterprise.
- Churches and other places of worship.
- Meeting or assembly halls for philanthropic, religious, fraternal, civic or other non-profit organizations/corporations see setback requirements in Section 501.
- Civic buildings, including community centers, museums, post offices, libraries, fire and rescue stations and halls and public office buildings erected or used by Federal, State, County or municipal governments or agencies thereof.
- Child care centers—licensed, or drop-in centers, as defined in Article 2.
- Business—services.
- Professional offices.
- Medical and dental offices or clinics for outpatient treatment, including accessory laboratory facilities.
- Hotels, motels, and the like. See Section 506.
- Printing, photographic processing, blueprinting, photocopying, and similar reproduction services, and facsimile transmission except publishing.
- Parking lot or garage as a commercial or public enterprise, provided that a solid wall shall screen such parking lot, screen or fence at least Three (3) feet high or by dense evergreen plantings of equal height. All screening shall be continuously maintained.
- Business—personal service.
- Restaurants and the like, except drive-in and drive-through restaurants, as defined in Article 2.
- Business—neighborhood retail.
- Business—general retail.
- Signs, see the provision of Article 7, including: Off-premises directional signs. See Section 708-B; Temporary signs. See Sections 701-D and 708-D.
- Taverns.
- Essential utility equipment, as defined in Article 2.
- Utility equipment—other, prior to the construction of or any overhead electrical power line of 69 kV or greater capacity, of any cross country telephone trunk line including microwave facilities, of 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.

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