

TOWN MEETING

**10 Frederick Road
Thurmont, Maryland**

7:00 P.M

NOVEMBER 24, 2008

- 1. PLEDGE OF ALLEGIANCE**
- 2. CLOSED SESSION TO DISCUSS PERSONNEL**
- 3. CLOSED SESSION STATEMENT FOR 11/17/08**
- 4. APPROVAL OF MINUTES – 8/4, 8/11, 8/18, 9/1, 9/4, 9/8, 9/15 & 9/16**
- 5. PUBLIC HEARING – TA-08-01 – TOWN OF THURMONT (MIXED USE VILLAGE I & II)**
- 6. LION'S CLUB OFFICER OF THE YEAR PRESENTATION**
- 7. SINGLE STREAM RECYCLING PRESENTATION – MIKE MARSCHNER**
- 8. MASTER PLAN DISCUSSION**
- 9. EMPLOYEE CHRISTMAS BONUS DISCUSSION**
- 10. COMMISSIONERS' COMMENTS**
- 11. PUBLIC COMMENTS**

Additional Information

PLANNING AND ZONING COMMISSION
THURMONT, MARYLAND

To be filled in by the Planning and
Zoning Commission

APPLICATION FOR TEXT AMENDMENT
TO ZONING ORDINANCE

Change No. TA-08-01
Date Filed October 27, 2008
Fee Paid Waived
Hearing Dates:
Planning Comm. N/A Time N/A
BoC _____ Time _____ p.m.

To be filed with attachments in duplicate with the Thurmont Planning & Zoning Commission and the
Board of Commissioners of Thurmont.
Approving Body

Town of Thurmont Planning & Zoning Commission

Thurmont Town Office

John Kinnaird, Chair

10 Frederick Road

Name of Applicant(s)

Thurmont, MD 21788

Address(es)

hereby makes application for an amendment to the Zoning Ordinance as follows: **Note:** Show proposed deletions in parentheses, and new wording in caps.

Section No. Article 6 – Provisions Governing the Business Districts

Add new: Section 8 (Mixed Use Village 1 District) and Section 9 (Mixed Use Village 2 District)

See attached sheet with text amendments

Attorney(s) for Applicant(s)

John Kinnaird, Chair – Thurmont Planning & Zoning Commission

Signature of Applicant(s)

Mixed Use Village 1 District v.PH

Town of Thurmont

Zoning Ordinance - Article 6, Section 8

A. Purpose	B. Requirements		C.	1. Land Use	2. Dimensions	3. Yards	4. Landscape	5. Special Notes
<p>Mixed Use Village 1 District (MXV-I)</p> <p>1. Purpose</p> <p>The Mixed Use Village 1 District is established to foster a greater opportunity for creative development or redevelopment of vacant and underused lands for a variety of uses traditionally compatible with the small town character of Thurmont. Furthermore, the Town intends to: promote housing and business uses in locations where a variety of town services are available; enhance business vitality; reduce vehicular traffic; provide employment opportunities for citizens close to home; provide opportunities for the development of affordable housing; promote a positive pedestrian environment in the district; promote a high level of design quality; and, encourage the development of flexible space for small and emerging businesses. This District is not intended to compete with the Town Business District but to complement the Town's core civic and business areas.</p> <p>The MXV-1 District seeks to encourage the following characteristics:</p> <ul style="list-style-type: none"> • Retail shops, offices, residences, and civic spaces will be located in close proximity so that these uses are within walking distance of the Town Business District and nearby commercial activities. • Traditional site and building design will be encouraged through these regulations. • Residential uses will be developed as accessory to the commercial activities in the MXV-1 and only in conjunction with non-residential development. • A finite physical area will define the MXV-1 District and provide a framework for the continuation of a strong sense of community. • The development or redevelopment of lands in close proximity to Thurmont's primary economic development areas (current and planned). <p>2. Organization</p> <p>The Mixed Use Village 1 District ordinance is presented in three sections. <i>Section A</i> describes the purpose and organizational structure of the ordinance. <i>Section B</i> describes general requirements for proposals. <i>Section C</i> presents a table of uses and standards for proposed development in the MXV-1 District.</p> <p>3. Existing Conditions</p> <p>For the purposes of this Zoning Ordinance, existing structures are defined as those structures in existence as of May 1, 2008. An <i>MXV Inventory of Existing Conditions</i> will be prepared concurrently with the development of this ordinance in order to visually identify those buildings and structures – and their condition – subject to the regulations in this zoning district. Any applicant seeking to establish legal uses under this ordinance may present evidence to the Planning and Zoning Commission demonstrating that a particular building or structure should be defined as 'existing' in the context of this ordinance.</p> <p>Structures constructed prior to May 1, 2008 and subsequently moved to a site within the MXV District shall not be considered 'existing' in this ordinance.</p>	<p>1. General Requirements</p> <p>In the MXV-1 District, the existing uses of land and building shall not be changed, altered, or enlarged, and no new uses of land or construction of new buildings will be permitted except in conformance with the provisions of this Ordinance.</p> <p>2. Reference to Map</p> <p>The MXV-1 District is herein established to include all areas designated "MXV-1" as delineated on the Zoning Map of the Town of Thurmont, on file with the Planning and Zoning Commission and the Town Clerk.</p> <p>3. Permitted Uses</p> <p>In the MXV-1 District, all permitted uses are designated in the Land Use table. Uses are clustered by use type including Public, Civic, Commercial, Mixed Use, and Village Density Residential. Standards and requirements for proposed activities in the MXV-1 District, including Land Use, Dimensions, Yards, Landscape, and Special Notes are located in this table</p> <p>4. Site Plan Review</p> <p>a. All applications in the MXV-1 District are subject to Site Plan Review by the Planning & Zoning Commission.</p> <p>b. Submittal requirements and standards for Site Plan Review are listed in Article X, Section 7.0 of the Thurmont Zoning Ordinance.</p>	<p>5. Special Exceptions</p> <p>a. Uses allowed by Special Exception from the Board of Appeals are listed in the Land Use table of this Section.</p> <p>b. Submittal requirements and review standards for Special Exceptions are listed in Article XI, Section 7.0 of the Thurmont Zoning Ordinance.</p> <p>6. Prohibited Uses</p> <p>The following uses are prohibited within the MXV-1 District:</p> <p>a. Manufacturing</p> <p>b. Non-accessory dwellings</p> <p>c. Retail operations over 20,000 square feet in size (except in structures existing at the time of adoption of this Ordinance)</p> <p>d. Kennels</p> <p>e. Scrap, junk, or recycling yards</p> <p>f. Enameling, plating, and painting (not including artists' studios)</p> <p>g. Warehousing or self-storage facilities</p> <p>7. Parking Requirements-Note</p> <p>a. Detailed parking and loading standards are presented in Article IX, Sections 1.0 and 2.0 of the Thurmont Zoning Ordinance.</p> <p>b. Requirements for handicapped access is located in Article IX, Section 1.3 of the Thurmont Zoning Ordinance.</p> <p>8. Severability</p> <p>The invalidity, unconstitutionality, or illegality of any provisions of this Article shall not have any effect upon the validity constitutionality, or legality of any other provision of this Ordinance.</p>	<p>I. General</p> <p>II. Public</p> <p>III. Civic</p> <p>IV. Commercial</p> <p>V. Mixed Use</p> <p>VI. Residential</p>	<p>a. The following uses are permitted in all areas within the MXV-1 District subject to the standards set forth in this ordinance.</p> <p>a. Small parks</p> <p>b. Playgrounds</p> <p>c. Courtyards</p> <p>d. Public gathering spaces</p> <p>e. Memorials & monuments</p> <p>a. Governmental facility</p> <p>b. Meeting hall</p> <p>c. Educational facility</p> <p>d. Library</p> <p>e. Museum</p> <p>f. Club house</p> <p>g. Religious building</p> <p>h. Visual and performing arts facility</p> <p>i. Emergency services facility.</p> <p>a. Banks and financial institutions</p> <p>b. Offices</p> <p>c. Retail sales of goods & services</p> <p>d. Restaurants, except for drive-through facilities</p> <p>e. Professional medical offices</p> <p>f. Artists studios</p> <p>g. Art galleries</p> <p>h. Drycleaner/Laundry</p> <p>i. Theaters</p> <p>The following uses are permitted by Special Exception from the Board of Appeals:</p> <p>j. Lodging, less than 12 units</p> <p>k. Gaming Arcade</p> <p>Any combination of uses allowed by right, or by Special Exception, in this zoning district may be located within a building, within inter-connected buildings, or on the same lot. Any proposed use in a mixed use development that requires a Special Exception must obtain the approval of the appropriate Special Exception Authority.</p> <p>Within a Mixed Use development ONLY (See Special Note 5.a.:</p> <p>a. Apartment buildings (fewer than 9 units)</p> <p>b. Townhouse dwellings</p> <p>c. Live/Work units</p> <p>d. Accessory uses customary to residential structures.</p> <p>The following uses are permitted by Special Exception from the Board of Appeals:</p> <p>e. Apartment buildings over 8 units.</p>	<p>a. The following dimensional standards apply to all structures constructed or reconstructed within the MXV-1 District.</p> <p>a. No dimensional requirements.</p> <p>b. No minimum frontage.</p> <p>a. Maximum building height: (not including decorative towers or steeples) 45 feet</p> <p>b. Maximum building coverage: 70%</p> <p>c. Frontage(min.) 80 feet</p> <p>Applicant may vary these dimensional standards with a Special Exception from the Board of Appeals. For criteria, refer to Article XI, Sect. XX</p> <p>a. Maximum building height: 45 feet</p> <p>b. Maximum building coverage: 70%</p> <p>c. Maximum lot coverage: 90%</p> <p>d. Frontage (min.) 25 feet</p> <p>Applicant may vary these dimensional standards with a Special Exception from the Board of Appeals. For criteria, refer to Article XI, Sect. XX</p> <p>a. Maximum building height: 45 feet</p> <p>b. Maximum building coverage: 70%</p> <p>c. Maximum lot coverage: 90%</p> <p>d. Frontage (min.) 25 feet</p> <p>Applicant may vary these dimensional standards with a Special Exception from the Board of Appeals. For criteria, refer to Article XI, Sect. XX</p> <p>a. Maximum building height: 42 feet</p> <p>b. Maximum building coverage: 60%</p> <p>c. Maximum lot coverage: 75%</p> <p>d. For Apartment: Frontage(min) 70 feet For Townhouse Frontage(min) 20 feet</p> <p>e. See special note 5.a.</p>	<p>a. The following yard standards apply to all structures constructed within the MXV-1 District.</p> <p>a. Yard requirements for public use structures shall be those standards established for accessory structures in the district.</p> <p>a. The following yard requirements shall apply:</p> <p>Front min: 10 feet Front max: 30 feet Rear: 15 feet Side: 15 feet</p> <p>Applicant may increase the maximum front yard with a Special Exception from the Board of Appeals. For criteria, refer to Article XI, Sect. XX</p> <p>a. The following yard requirements shall apply:</p> <p>Front min: 00 feet Front max: 10 feet Rear: 15 feet Side: 5 feet</p> <p>Applicant may increase the maximum front yard with a Special Exception from the Board of Appeals. For criteria, refer to Article XI, Sect. XX</p> <p>a. The following yard requirements shall apply:</p> <p>Front min: 00 feet Front max: 10 feet Rear: 30 feet Side: 5 feet</p> <p>b. For buildings, or portions of buildings, with residential uses on the ground floor, the front yard shall be a minimum of 5 feet.</p> <p>c. See special note 5.b.</p> <p>a. The following yard requirements shall apply:</p> <p>Front min: 05 feet Front max: 20 feet Rear: 30 feet Side: 12 feet</p> <p>Applicant may increase the maximum front yard with a Special Exception from the Board of Appeals. For criteria, refer to Article XI, Sect. XX</p>	<p>a. The following landscape standards apply to all structures and sites developed within the MXV-1 District.</p> <p>a. Existing trees shall be maintained where feasible.</p> <p>b. The applicant shall use native plant species (See <i>List Of Preferred Plant Species</i>).</p> <p>a. Existing trees shall be maintained where feasible.</p> <p>b. One tree shall be planted in the front or rear yard for each 25 feet of street frontage.(minimum of one tree)</p> <p>c. The applicant shall use native plant species (See <i>List Of Preferred Plant Species</i>).</p> <p>d. Trees shall measure not less than 3&1/2 inch caliper at time of planting.</p> <p>a. Existing trees shall be maintained where feasible.</p> <p>b. One tree shall be planted in the front or rear yard for each 25 feet of street frontage. (minimum of one tree)</p> <p>c. The applicant shall use native plant species (See <i>List Of Preferred Plant Species</i>).</p> <p>d. Trees shall measure not less than 3&1/2 inch caliper at time of planting.</p> <p>a. Existing trees shall be maintained where feasible.</p> <p>b. One tree shall be planted in the front or rear yard for each 25 feet of street frontage. (minimum of one tree)</p> <p>c. The applicant shall use native plant species (See <i>List Of Preferred Plant Species</i>).</p> <p>d. Trees shall measure not less than 3&1/2 inch caliper at time of planting.</p>	<p>a. The following special notes refer to all applications within each land use category in the MXV-1 District.</p> <p>a. All off-street parking shall occur in rear yards.</p> <p>a. All off-street parking shall occur in rear yards.</p> <p>a. All off-street parking shall occur in rear yards.</p> <p>a. All off-street parking shall occur in rear yards.</p> <p>a. All off-street parking shall occur in rear yards.</p> <p>a. All off-street parking shall occur in rear yards.</p> <p>a. Residential uses are permitted in the MXV-1 only as part of a mixed use development (See Sect. V. Mixed Use)</p> <p>b. Applicant may vary these dimensional standards with a Special Exception from the Board of Appeals. For criteria, refer to Article XI, Sect. XX.</p>
<p style="text-align: center;">Not an official zoning map</p> <p style="text-align: center;">Thurmont Mixed Use Village 1 District</p>								

Mixed Use Village 2 District v.PH

Town of Thurmont

Zoning Ordinance - Article 6, Section 9

A. Purpose	B. Requirements		C.	1. Land Use	2. Dimensions	3. Yards	4. Landscape	5. Design Standards
<p>Mixed Use Village 2 District (MXV-2)</p> <p>1. Purpose</p> <p>The Mixed Use Village 2 District is established to foster a greater opportunity for creative development or redevelopment of existing structures for a variety of uses traditionally compatible with the small town character of Thurmont's Main Street corridor. This District is not intended to compete with the Town Business District but to complement the Town's core civic and business areas. The MXV-2 District seeks to encourage the following characteristics:</p> <ul style="list-style-type: none"> • Small retail shops, offices, personal services, and residences, will be located along, or in close proximity to the Main Street corridor and will be within comfortable walking distance of the Town Business District and nearby commercial and civic activities. • Traditional site design and building design will be mandated through these regulations. • Residential uses must be maintained or established as accessory to the commercial activities in the MXV-2 District. • The defining physical characteristic in the MXV-2 District will be of 1 & 1/2 to 2 & 1/2-story structures with commercial/office uses on the ground floor and residential uses on the upper floor/s. • The compact development or redevelopment of lands in Close proximity to Thurmont's primary economic development areas (current and planned) <p>2. Organization</p> <p>The Mixed Use Village 2 District ordinance is presented in three sections. <i>Section A</i> describes the purpose and organizational structure of the ordinance. <i>Section B</i> describes general requirements for proposals within the District. <i>Section C</i> presents a table of uses and standards for proposed development in the MXV-2 District.</p> <p>3. Existing Conditions</p> <p>For the purposes of this Zoning Ordinance, existing structures are defined as those structures in existence as of May 1, 2008. An <i>MXV Inventory of Existing Conditions</i> will be prepared concurrently with the development of this ordinance in order to visually identify those buildings and structures – and their condition – subject to the regulations in this zoning district. Any applicant seeking to establish legal uses under this ordinance may present evidence to the Planning and Zoning Commission demonstrating that a particular building or structure should be defined as 'existing' in the context of this ordinance.</p> <p>Dimensional requirements, as identified in this Article and Section, will be applied based upon lots of record as of January 1, 2008. In the event that parcels are combined so as to facilitate the development of uses as outlined in this Section, the applicant will be subject to additional design criteria as outlined in Article 6, Section 9.</p>	<p>1. General Requirements</p> <p>In the MXV-2 District, the existing uses of land and building shall not be changed, altered, or enlarged, and no new uses of land or construction of new buildings will be permitted except in conformance with the provisions of this Ordinance.</p> <p>2. Reference to Map</p> <p>The MXV-2 District is herein established to include all areas designated "MXV-2" as delineated on the Zoning Map of the Town of Thurmont, on file with the Planning and Zoning Commission and the Town Clerk.</p> <p>3. Permitted Uses</p> <p>In the MXV-2 District, all permitted uses are designated in the Land Use table. Uses are clustered by use type including Public, Civic, Commercial, Mixed Use, and Village Density Residential. Standards and requirements for proposed activities in the MXV-2 District, including Land Use, Dimensions, Yards, Landscape, and Design Standards are located in this table</p> <p>4. Site Plan Review</p> <p>a. All applications in the MXV-2 District are subject to Site Plan Review by the Planning & Zoning Commission.</p> <p>b. Submittal requirements and standards for Site Plan Review are listed in Article X, Section 7.0 of the Thurmont Zoning Ordinance.</p> <p>5. Dimensional Requirements</p> <p>Existing structures shall be required to meet the dimensional requirements of this section only when expanded beyond the existing building envelope.</p>	<p>6. Special Exceptions</p> <p>a. Uses allowed by Special Exception from the Board of Appeals are listed in the Land Use table of this Section.</p> <p>b. Submittal requirements and review standards for Special Exceptions are listed in Article XI, Section 7.0 of the Thurmont Zoning Ordinance.</p> <p>7. Prohibited Uses</p> <p>The following uses are prohibited within the MXV-2 District:</p> <p>a. Non-residential uses, (except in conjunction with an accessory residential use per <i>C. IV through C.VI. of this section</i>)</p> <p>b. Manufacturing</p> <p>c. Retail operations over 3,000 square feet in size (except in structures existing at the time of adoption of this Ordinance)</p> <p>d. Kennels</p> <p>e. Scrap, junk, or recycling yards</p> <p>f. Enameling, plating, and painting (not including artists' studios)</p> <p>g. Warehousing or self-storage facilities</p> <p>8. Parking Requirements-Note</p> <p>a. Detailed parking and loading standards are presented in Article IX, Sections 1.0 and 2.0 of the Thurmont Zoning Ordinance.</p> <p>b. Requirements for handicapped access is located in Article IX, Section 1.3 of the Thurmont Zoning Ordinance.</p> <p>c. All off-street parking shall occur in rear yards, except where the front yard of an existing primary structure exceeds 30 feet in which case three (3) spaces shall be allowed to occur between the primary structure and the 30 ft. setback line. Such spaces shall be adequately screened from the view of the public way through the use of vegetative plantings and/or fencing as approved by the Planning & Zoning Commission at Site Plan Review.</p> <p>9. Severability</p> <p>The invalidity, unconstitutionality, or illegality of any provisions of this Article shall not have any effect upon the validity constitutionality, or legality of any other provision of this Ordinance.</p>	<p>I. General</p> <p>II. Public</p> <p>III. Civic</p> <p>IV. Commercial</p> <p>V. Mixed Use</p> <p>Village Density</p> <p>VI. Residential</p>	<p>a. The following uses are permitted in all areas within the MXV-2 District subject to the standards set forth in this ordinance.</p> <p>a. Small parks</p> <p>b. Playgrounds</p> <p>c. Courtyards</p> <p>d. Memorials & monuments</p> <p>a. Governmental facility</p> <p>b. Educational facility</p> <p>c. Library</p> <p>d. Museum</p> <p>e. Religious building</p> <p>a. Offices</p> <p>b. Retail sales of goods & services</p> <p>c. Café, delicatessen, take-out restaurant, except for drive-through facilities</p> <p>d. Professional medical offices</p> <p>e. Artists studios</p> <p>f. Art galleries</p> <p>g. Bed & Breakfast</p> <p>h. Funeral homes</p> <p>The following uses are permitted by Special Exception from the Board of Appeals:</p> <p>k. Amusement business</p> <p>Any combination of uses allowed by right, or by Special Exception, in this zoning district may be located within a building, within inter-connected buildings, or on the same lot. Any proposed use in a mixed use development that requires a Special Exception must obtain the approval of the appropriate Special Exception Authority.</p> <p>Within a Mixed Use development ONLY (See Special Note 5.a.:</p> <p>a. Apartment buildings (fewer than 6 units)</p> <p>b. Townhouse dwellings</p> <p>c. Live/Work units</p> <p>d. Accessory uses customary to residential structures.</p> <p>The following uses are permitted as stand alone uses:</p> <p>e. Single-family detached dwellings</p> <p>f. Duplex dwelling</p>	<p>a. The following dimensional standards apply to all structures constructed or reconstructed within the MXV-2 District.</p> <p>a. No dimensional requirements.</p> <p>b. No minimum frontage.</p> <p>a. Maximum building height: (not including decorative towers or steeples) 35 feet</p> <p>b. Maximum building coverage: 70%</p> <p>c. Frontage (min.) 80 feet</p> <p>Applicant may vary these dimensional standards with a Special Exception from the Board of Appeals. For criteria, refer to Article XI, Sect. XX</p> <p>a. Maximum building height: 35 feet</p> <p>b. Maximum building coverage: 70%</p> <p>c. Maximum lot coverage: 90%</p> <p>d. Frontage (min.) 25 feet</p> <p>Applicant may vary these dimensional standards with a Special Exception from the Board of Appeals. For criteria, refer to Article XI, Sect. XX</p> <p>a. Maximum building height: 35 feet</p> <p>b. Maximum building coverage: 70%</p> <p>c. Maximum lot coverage: 90%</p> <p>d. Frontage (min.) 25 feet</p> <p>Applicant may vary these dimensional standards with a Special Exception from the Board of Appeals. For criteria, refer to Article XI, Sect. XX</p> <p>a. Maximum building height: 35 feet</p> <p>b. Maximum building coverage (stand alone residential structure): 60%</p> <p>c. Maximum lot coverage: 75%</p> <p>d. For Apartment: Frontage(min) 70 feet For Townhouse Frontage(min) 20 feet</p> <p>e. See special note 5.b.</p>	<p>a. The following yard standards apply to all structures constructed within the MXV-2 District.</p> <p>a. Yard requirements for public use structures shall be those standards established for accessory structures in the district.</p> <p>a. The following yard requirements shall apply:</p> <p>Front min: 10 feet Front max: 30 feet Rear: 15 feet Side: 15 feet</p> <p>Applicant may increase the maximum front yard with a Special Exception from the Board of Appeals. For criteria, refer to Article XI, Sect. XX</p> <p>a. The following yard requirements shall apply:</p> <p>Front min: 00 feet Front max: 10 feet Rear: 15 feet Side: 5 feet</p> <p>Applicant may increase the maximum front yard with a Special Exception from the Board of Appeals. For criteria, refer to Article XI, Sect. XX</p> <p>a. The following yard requirements shall apply:</p> <p>Front min: 00 feet Front max: 10 feet Rear: 15 feet Side: 5 feet</p> <p>b. For buildings, or portions of buildings, with residential uses on the ground floor, the front yard shall be a minimum of 5 feet.</p> <p>c. See special note 5.b.</p> <p>a. The following yard requirements shall apply (stand alone residential structure):</p> <p>Front min: 10 feet Front max: 20 feet Rear: 25 feet Side: 12 feet</p> <p>Applicant may increase the maximum front yard with a Special Exception from the Board of Appeals. For criteria, refer to Article XI, Sect. XX</p>	<p>a. The following landscape standards apply to all structures and sites developed within the MXV-2 District.</p> <p>a. Existing trees shall be maintained where feasible.</p> <p>b. The applicant shall use native plant species (See <i>List Of Preferred Plant Species</i>).</p> <p>a. Existing trees shall be maintained where feasible.</p> <p>b. One tree shall be planted in the front or rear yard for each 25 feet of street Frontage.(minimum of one tree)</p> <p>c. The applicant shall use native plant species (See <i>List Of Preferred Plant Species</i>).</p> <p>d. Trees shall measure not less than 3&1/2 inch caliper at time of planting.</p> <p>a. Existing trees shall be maintained where feasible.</p> <p>b. One tree shall be planted in the front or rear yard for each 25 feet of street frontage. (minimum of one tree)</p> <p>c. The applicant shall use native plant species (See <i>List Of Preferred Plant Species</i>).</p> <p>d. Trees shall measure not less than 3&1/2 inch caliper at time of planting.</p> <p>a. Existing trees shall be maintained where feasible.</p> <p>b. One tree shall be planted in the front or rear yard for each 25 feet of street frontage. (minimum of one tree)</p> <p>c. The applicant shall use native plant species (See <i>List Of Preferred Plant Species</i>).</p> <p>d. Trees shall measure not less than 3&1/2 inch caliper at time of planting.</p>	<p>a. The following special notes refer to all applications within each land use category in the MXV-2 District.</p> <p>---</p> <p>a. All off-street parking shall occur in rear yards. (See also <i>B.8.</i> of this section)</p> <p>a. In structures with both residential and commercial uses, commercial uses must occur on the ground level and face the public street</p> <p>b. Commercial uses are permitted only in structures existing at the time of adoption of this ordinance. (see <i>B.7.a.</i> of this section)</p> <p>c. All off-street parking shall occur in rear yards. (See also <i>B.8.</i> of this section)</p> <p>a. In structures with both residential and commercial uses, commercial uses must occur on the ground level and face the public street</p> <p>b. All off-street parking shall occur in rear yards. (See also <i>B.8.</i> of this section)</p> <p>a. Residential uses (a. through c.) are permitted in the MXV-2 only as part of a mixed use development (See Sect. V. Mixed Use)</p> <p>b. Applicant may vary these dimensional standards with a Special Exception from the Board of Appeals. For criteria, refer to Article XI, Sect. XX.</p>

Not an official zoning map

LOCUS MAP

Thurmont
Main Street/Downtown Area
Mixed Use Village 2 District