



THE COMMISSIONERS OF THURMONT

10 Frederick Road
P.O. Box 17
Thurmont, Maryland 21788
301-271-7313
Fax: 301-271-2155

THE FOLLOWING ARE SOME GENERAL GUIDELINES FOR OBTAINING A ZONING CERTIFICATE FROM THE TOWN OF THURMONT FOR ALL ZONING CERTIFICATES WE NEED THE APPLICANTS NAME, ADDRESS, PHONE NUMBER AND BUILDER \CONTRACTOR INFO. (IF THERE IS ONE).

ACCESSORY STRUCTURES

(sheds, open decks, detached buildings)

- Plat or drawing of property showing proposed structure.
- Stake structure.
- Size of structure.
- 5' from rear & side property lines (for inside units of townhouses there is no side yard setbacks for decks & sheds).
- 10' from dwelling or any other accessory structure.
- No structures permitted in easements.
- Zoning Certificate fee based on the completed value of the structure.
- Sheds 150 sq. ft. or larger also require a Frederick County Building Permit. Sheds under 150 sq.ft. only require a Town of Thurmont Zoning Certificate.
- All deck permits require a Frederick County Building Permit.
- Any additions added to sheds must conform to the above setbacks and you must reapply for a Zoning Certificate with the town for the addition. If the addition makes the total structure 150 square foot or larger a Frederick County Building Permit is also required.
- Any additions made to decks you must conform to the above setbacks and reapply for a Zoning Certificate with the Town and A Frederick County Permit is required. (If you close in a deck or place a roof over a deck attached to a dwelling you must conform to the setbacks and requirements listed under ADDITIONS TO DWELLINGS.)
- A materials list must be supplied for detached structures over 149 square feet. A maximum of 4 accessory structures may be located on a single lot.

POOLS

- A Swimming Pool is defined in the Code of the Town of Thurmont as any pool having a water depth exceeding 24 inches.
- Plat of property showing proposed pool location.
- Stake location of pool.
- Size of pool.
- 6' from side & rear property lines & 6' from dwelling.
- 10' from any accessory structure. (decks, sheds, detached buildings.)
- If pool is attached to deck on house water line must be 6' from dwelling.
- Any decking around pool must be 5' from rear & side property lines and 10' from any other accessory structure.
- No swimming pool will be permitted forward of the front line of the house.
- No Swimming Pools allowed in easements.
- Zoning Certificate fee based on completed value of the pool.
- 4' fences are required if the pool wall is less than 4' above ground level.
- A Frederick County Building Permits is required.

FENCES

- Plat or drawing of property showing placement of fence.
- Height of fence.(fences not exceeding six (6) feet in height may be located in any side or rear yard, fences not exceeding four (4) feet in height may be located in any front yard. Fences greater than four (4) feet and up to six (6) feet in height shall be permitted in the front yard of corner lots only, with the following conditions: A) A fence may extend into only one of the two front yards & B) fences shall be set back a minimum of nine (9) feet from the back of the curb. Illustrations are available upon request for placement of 6' fences in front yards.)
- \$25.00 Zoning Certificate Fee.
- Fences allowed on property lines (Owner responsible for knowing the location of property lines). No fences allowed in certain easements if allowed in easement in the event the town would need access in the easement the fence will be removed and not replaced.
- Accessibility to electric meters for maintenance and reading must be maintained at all times.

ADDITIONS TO DWELLINGS

- Plat or drawing of property showing proposed addition.
- Stake addition.
- Size of addition.
- 10' from side property lines.
- 10' from accessory structures.
- Depending on zoning there is a rear yard setback of 20', 30' or 40'.
- Depending on zoning there is front yard setback of 20', 25' or 30'.
- Zoning Certificate fee based on completed vale of addition.
- A Frederick County Building Permit is required.

FREDERICK COUNTY DEPARTMENT OF PERMITS & INSPECTIONS –
301-600-2313
30 NORTH MARKET STREET, FREDERICK, MD 21701

YOU MUST APPLY WITH THE TOWN OF THURMONT FOR YOUR
ZONING CERTIFICATE BEFORE APPLYING TO FREDERICK COUNTY IF
A COUNTY PERMIT IS REQUIRED.

****PLEASE NOTE THIS MAY NOT COVER ALL GUIDELINES FOR BUILDING WITHIN
THE TOWN OF THURMONT IF YOU HAVE ANY QUESTIONS PLEASE CONTACT OUR
OFFICE.**

Town of Thurmont Zoning Application Fees (NEW FEES EFFECTIVE 7-1-08)

Residential

\$5,000.00 or less =\$25.00
\$5,001.00 - \$15,000.00 = \$30.00
\$15,001.00 - \$30,000.00=\$35.00
\$30,001.00 - \$50,000.00=\$40.00
\$50,001.00 - = \$45.00

Commercial

\$50,000.00 or less =\$95.00
\$50,001.00 - \$75,000.00 = \$100.00
\$75,001.00 - \$100,000.00 = \$105.00
\$100,001.00 - \$150,000.00= \$110.00
\$150,001.00 - \$200,000.00=\$115.00
Over \$200,000.00 = \$125.00