

ORDINANCE 2026 - 01

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF FROSTBURG ENTITLED “AN ORDINANCE TO AMEND THE CITY’S ZONING ORDINANCE BY ADDING THE ARTISAN/SMALL-SCALE MANUFACTURING LAND USE AS A PERMITTED USE IN ALL RESIDENTIAL DISTRICTS, AND CHANGING THE CLASSIFICATION OF THAT USE FROM A SPECIAL EXCEPTION USE TO PERMITTED USE IN ALL COMMERCIAL DISTRICTS.”

WHEREAS, the City of Frostburg is a municipal corporation of the State of Maryland, organized and operating under a charter (“Charter”) adopted in accordance with the laws of the State of Maryland;

WHEREAS, Article V, Sections 501 and 502 of the Charter empower the City of Frostburg to regulate matters of zoning within the City.

WHEREAS, the City of Frostburg Zoning Ordinance (the “Zoning Ordinance”) is set forth in Appendix A of the Frostburg Code.

WHEREAS, artisan/small-scale manufacturing uses are defined and described in Section 8.2 of the Zoning Ordinance.

WHEREAS, presently, artisan/small-scale manufacturing uses are not permitted in residential zoning districts, and they are special exception uses in commercial zoning districts;

WHEREAS, to promote economic development opportunities, the Department of Community Development proposed amending the Zoning Ordinance to allow such uses as special exception uses in all residential districts and as permitted uses in all commercial districts.

WHEREAS, the Frostburg Planning Commission reviewed the proposed amendments at its November 12, 2025 public meeting and voted to recommend that the Mayor and Council adopt them;

WHEREAS, a public hearing on this Ordinance was held on the _____ day of January, 2026, during the City’s regular monthly meeting; and

WHEREAS, the Mayor and City Council reviewed the Planning Commission’s recommendations and, having considered the testimony at the public hearing, if any, adopt them as set forth hereinafter.

NOW, THEREFORE:

SECTION 1: BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF FROSTBURG that Part 3 of Appendix A of the City Code (the Primary District Regulations) is

amended by adding subsections 3.1.C(8), 3.2.C.(17), 3.3.C.(17), 3.4.C.(17), 3.5.C.(18), 3.6.C.(9), 3.7.B.(22), 3.8.B.(37), 3.9.B.(33) and 3.10.B(12) to its terms, each of which shall state: “Artisan/small-scale manufacturing in accordance with Section 8.2”.

SECTION 2: BE IT FURTHER ORDAINED that Sections 3.7.C.(11), 3.8.C.(12), 3.9.C.(16), and 3.10.C.(9) of Appendix A of the City Code are deleted in their entirety.

SECTION 3: BE IT FURTHER ORDAINED that the first Use Regulation Table (for residential uses) at the beginning of Part 3 of the Zoning Ordinance is amended to include a new row for artisan/small-scale manufacturing uses at the end of the table, to provide as follows:

Use Description	Zoning Districts										
	R1*	R2*	R2-A*	R3	R4*	RO	C1	C2	C3	C4	T-LI
Residential											
....											
Artisan/Small-Scale Manufacturing	SE	SE	SE	SE	SE	SE	P	P	P	P	

SECTION 4: BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF FROSTBURG that this Ordinance shall take effect twenty (20) days from the date of its passage.

Passed this _____ day of _____, 2026.

Introduced: _____

Public Hearing: _____

Adopted: _____

Effective: _____

Todd Logsdon, Mayor of The City of Frostburg

ATTEST

Patrick O'Brien, City Administrator of The City of Frostburg