THE BOARD OF GARRETT COUNTY COMMISSIONERS

203 South Fourth Street - Courthouse - Room 207 Oakland, Maryland 21550
www.garrettcountymd.gov countycommissioners@garrettcountymd.gov
301-334-8970 301-895-3188 FAX 301-334-5000

Board of Commissioners
Paul C. Edwards
Ryan S. Savage
S. Larry Tichnell

County Administrator
Kevin G. Null

County Attorney
Gorman E. Getty III

PUBLIC NOTICE

THE BOARD OF GARRETT COUNTY COMMISSIONERS WILL CONDUCT A PUBLIC HEARING ON TUESDAY, NOVEMBER 17, 2026, STARTING AT 4:00 PM IN THE COUNTY COMMISSIONERS PUBLIC MEETING ROOM - ROOM 209, 203 SOUTH FOURTH STREET, COURTHOUSE, OAKLAND, MARYLAND.

The Board will review the following Amendments to the Deep Creek Watershed Zoning Ordinance:

ACCESSORY DWELLING UNIT AMENDMENTS

1. Add a new sub definition to 157.007.B *(27) DWELLING: i. ACCESSORY DWELLING UNIT* (ADU) A secondary dwelling unit that is located on the same lot as, and is subordinate in use to, an existing primary single–family detached dwelling. An ADU may be a separate detached unit or attached as an addition to the primary single–family detached dwelling.
2. Add a new Section 157.081 ACCESSORY DWELLING UNITs (ADUs). The following requirements apply to all Accessory Dwelling Units:
    A. An ADU shall not exceed 75% of the size of the primary single-family detached dwelling.
    B. An ADU shall meet the accessory building setbacks of 157.046A. or B.
    C. A fire sprinkler system is required.
    D. An ADU attached as an addition to the primary single–family detached dwelling shall meet International Residential Code standards for Two-family dwellings.
    E. No ADU shall be used as a Transient Vacation Rental Unit.
3. Delete Section 157.024 (G) 6. and replaced it with the following: Detached or Attached Accessory Dwelling Unit (ADU). The use shall be permitted as an accessory use (A) in the following districts: RR, AR, LR1, LR2, TR, TC and CR2 and shall not be permitted (N) in the following districts: C and CR1.

NON-CONFORMITIES AMENDMENT

1. Amend Section 157.126(A) by adding: (3) The Board of Appeals may grant, as a special exception pursuant to Section 157.166, permission for an enlargement that does not exceed 50% of the floor area of a nonconforming structure.

SOLAR & ENERGY STORAGE AMENDMENTS

1. Revise Section 157.007.B.(64)b containing the Definition of COMMERCIAL SOLAR ENERGY SYSTEM, COMMERCIAL or INDUSTRIAL by deleting the words “2 megawatts” and replacing them with “5 megawatts”.
2. Revise the definition of 157.007.B.(64)c SOLAR ENERGY GENERATING SYSTEM, COMMUNITY to read as follows: A facility of solar energy collectors meeting the definition given in the Maryland Public Utilities Code. Such a system shall have a generating capacity that does not exceed 5 megawatts as measured by the alternating current rating of the system's inverter.
3. Amend Table of Use Section 157.024(D)10.c. “Community Solar Energy Generating System” to change the use from “permitted by Special Exception (SE)” in all zoning districts to “Permitted (P)” in all zoning districts.
4. Section 157.080.B 1 through 4 is deleted and replaced with the following: “Community Solar Energy Generating Systems shall comply with all requirements of the Renewable Energy Certainty Act and the

Maryland Public Utilities Article. This Article includes, but is not limited to, standards for setbacks, height, landscaping, and decommissioning."

5. Delete Section 157.080.C 1-7 related to decommissioning standards.
6. Add a new definition to read as follows: 157.007.B.(27)a ENERGY STORAGE DEVICE. A resource capable of absorbing electrical energy, storing it for a period of time, and delivering the energy for use at a later time as needed. This includes all types of electric storage technologies including thermal, electrochemical, thermo-mechanical and hydrogen-based. For the purposes of this Ordinance, this definition only includes "front-of-the-meter" energy storage devices where there is no load on the customer side of the meter beyond loads required to operate the energy storage device and does not include "behind-the-meter" energy storage devices installed on the customer side of an electric company meter.
7. Amend Section 157.024 Table of Use Regulations to add a new Section 157.024(D)10.d "Energy Storage Device". The use shall be "Permitted (P)" in all zoning districts.
8. Add a new Section 157.181 STANDARDS FOR ENERGY STORAGE DEVICES
    a. Energy Storage Devices shall be setback a minimum of 100' from all property lines.
    b. The Energy Storage Device shall be screened from adjoining properties and adjacent public roads by a landscaping buffer or vegetative buffer at least 25 feet in depth. A detailed landscaping plan that includes any existing vegetation and the type, location and spacing of any plantings shall be submitted. The plan shall result in year-round visual screening.
    c. Before a Use Permit is issued for an Energy Storage Device, the developer shall post with Garrett County financial surety equal to 100% of the total landscaping cost. The financial surety shall be held by the County for a minimum of five years. After five years, the financial surety shall be released after verification of compliance with the submitted landscaping plan.

TRANSIENT VACATION RENTAL UNIT AMENDMENTS

1. Amend the definition of Section 157.007 (76) TRANSIENT VACATION RENTAL UNIT by revising the final sentence to read: "All rented living facilities must be incorporated into the principal structure and no rented living quarters may be installed in accessory buildings."
2. Amend Section 157.079 by deleting section F. including subsections (1) – (3) and replacing it with the following: "Except for game and recreation facilities, all facilities offered as part of a Transient Vacation Rental Unit must be incorporated into the principal structure."

The Board will also review the following building, subdivision, zoning, and grading fee resolutions:

GARRETT COUNTY SUBDIVISION ORDINANCE FEE SCHEDULE

TYPE OF APPLICATION/HEARING	FEE
Waiver Request	$100
Minor Subdivisions and Lot Line Adjustments	$100 per application
Major Subdivisions	$100 per application + $50 per lot

DEEP CREEK WATERSHED ZONING ORDINANCE FEE SCHEDULE

TYPE OF PERMIT/HEARING	FEE
New Residential Use or TVRU	$100
Accessory Dwelling Unit	$100
Commercial Additions	$100
New Commercial Use	$100
Residential Additions and decks	$50
Home Occupations	$50
Commercial or Community Solar	$500
Signs	$50
Accessory uses or structures such as garages, fences, and sheds	$50
Special Exception Hearing	$500

Variance Hearing	$1,000
Interpretation Hearing	$500
Request for Zoning Text Amendment	$500
Request for Zoning Map Amendment	$1,000

*for any Zoning Appeals Board Hearing in which advertising costs exceed the established fee, the applicant will be charged for the additional cost of mailing

PERMIT FEE SCHEDULE

TYPE OF PERMIT	FEE
New Commercial Use	.20/sq. ft., $300 minimum + U&O fee
Commercial Addition	.20/sq. ft., $250 minimum + U&O fee
New Dwelling Unit	.15/sq. ft., $300 minimum + U&O fee
Modular Home	$300 + U&O fee
Doublewide	$200 + U&O fee
Singlewide	$150 + U&O fee
Residential Addition & Accessory Structures with living facilities	.15/sq. ft., $200 minimum + U&O fee
Renovations	$50 per inspection + U&O fee
Use & Occupancy (U&O) Permit	$50
Accessory Building/Structure without living facilities	$150
Decks, Retaining Walls, Signs, Swimming Pools	$100
Private Telecommunication Towers	$100
Utility Towers & Public Telecommunication Towers (including radio, television and cellular telephone antennas, electric generating wind turbines and the like)	$1.00 per ft. in elevation above ground level measured to the highest point of any part of the tower including the blades of any wind turbine, $150 minimum
Commercial and Community Solar	$1,000 for less than or equal to 5MW and $5,000 for greater than 5MW + U&O fee
Residential Solar	$100
Per Inspection Fee*	$50
Violation fees: Stop work order; working without a valid building permit; proceeding without prior inspection.	$250 first occurrence $500 second occurrence $1000 third occurrence
Hourly rate for Planning & Permits Personnel	$100 per hour
Plumbing Permit	$50
Electrical Permit	$50
Mechanical Permit	$50
Floodplain Permit	$50
Address for non-principal structure or use	$50

*The Permit Office may determine project fees based on the anticipated number of required inspections. For projects not fitting into these categories, and projects requiring more than the typical number of inspections, the inspection fee shall be used to determine overall fees based on the number of required inspections. This fee may also be charged for re-inspections, partial inspections or repeated failed inspections.

GRADING PERMIT FEE SCHEDULE

TYPE OF GRADING PERMIT FEE	FEE
I. SFR/Residential Use	$250 + $250(acreage disturbance + % Impervious in disturbed area)
II. Commercial/Mining	$450 + $450(% Impervious in disturbed area + acreage disturbance)
III. Timber Harvest	$100 + $1 per acre harvested
IV. Renewal/Amendment to Approved SFR/Residential Use or Transfer of Approved Plan to New Owner	$250 + $250(additional acreage disturbance + additional % Impervious in disturbed area)
V. Renewal/Amendment to Approved Commercial/ Mining or Transfer of Approved Plan to New Owner	$450 + $450(additional acreage disturbance + additional % Impervious in disturbed area)
VI. Renewal/Amendment for Approved Timber Harvest	$100 + $1 per additional acre harvested
VII. SWM Bond New Owner Replacement	$50
VIII. SWM Bond Reduction	$50

Interested persons are invited to attend.
By the authority of the Board of County Commissioners