

Mayor and Town Council Town of Friendsville

P.O. Box 9
Friendsville, Maryland 21531
Founded 1765

RESOLUTION 2019-1

AN ORDINANCE INITIATED BY THE FRIENDSVILLE MAYOR AND TOWN COUNCIL AMENDING THE FRIENDSVILLE ZONING ORDINANCE TO ADD BOUTIQUE HOTELS AS AN ALLOWABLE USE WITHIN THE TOWN OF FRIENDSVILLE. A DEFINITION FOR A BOUTIQUE HOTEL IS NOT INCLUDED IN THE FRIENDSVILLE ZONING ORDINANCE OR CONTEMPLATED AS A PERMITTED LAND USE. A BOUTIQUE HOTEL COULD PROVIDE A UNIQUE, UP-SCALE ALTERNATIVE TO TRADITIONAL HOTELS THAT MAY ENHANCE THE HISTORIC AND CULTURAL FOUNDATION OF THE FRIENDSVILLE COMMUNITY. THIS AMENDMENT WOULD CREATE A DEFINITION OF A BOUTIQUE HOTEL. ALLOW FOR A BOUTIQUE HOTEL AS A PRINCIPAL PERMITTED USE IN THE RURAL DEVELOPMENT DISTRICT AND THE TOWN CENTER DISTRICT AND ALLOW FOR A BOUTIQUE HOTEL AS A SPECIAL EXCEPTION USE IN THE GENERAL COMMERCIAL DISTRICT. THIS AMENDMENT WOULD ALSO ADD ADDITIONAL REGULATIONS FOR CONDUCTING A BOUTIQUE HOTEL.

EXPLANATION: Italicized text indicate matter added to existing law.

WHEREAS, The Land Use Article of the Annotated Code of Maryland empowers the Town of Friendsville to prepare, enact, amend and provide for the administration and enforcement of a zoning ordinance within its territorial limits; and,

WHEREAS, the Friendsville Mayor and Town Council has formally adopted a Comprehensive Development Plan for the town; and,

WHEREAS, portions of the Plan are recommended to be implemented through the zoning districts, and boundaries and regulations pertaining to such districts; and,

WHEREAS, the Town duly adopted a Zoning Ordinance entitled "Zoning Ordinance for Friendsville, Maryland" effective May 21, 2018; and,

WHEREAS, the Town has provided public notice and has held a public hearing on a proposed amendment to the Friendsville Zoning Ordinance dated 2018, and has found that its adoption is in the public interest; and,

WHEREAS, the adopted Zoning Ordinance does not address small upscale style hotels "Boutique Hotels" that would help complement Friendsville's growing niche tourist economy; and

WHEREAS, the Friendsville Planning Commission has studied the land use and other secondary impacts the use may cause, and has now drafted amendments to the Friendsville Zoning Ordinance to address these impacts; and

WHEREAS, the Friendsville Planning Commission recommended approval of the draft amendments to the zoning ordinance to the Friendsville Mayor and Town Council; and

WHEREAS, on March 4, 2019, the Friendsville Mayor and Town Council considered the draft amendments to the zoning ordinance and held its public hearing on March 18, 2109 before its regular meeting; and

WHEREAS, the Friendsville Mayor and Town Council decided to adopt the draft amendments to the zoning ordinance.

NOW THEREFORE, the Friendsville Mayor and Town Council do ordain the following revisions are hereby made to Article 2, Definitions, adding a definition for a Boutique Hotel to the Friendsville Zoning Ordinance, which shall read as follows:

201 DEFINITION OF TERMS

Boutique Hotel. A Boutique Hotel is a small resort destination that provides a unique setting with upscale accommodations between (5) five and (25) twenty-five rooms. Can be a single building or group of buildings. (See Article 5, Section 520, Boutique Hotel)

NOW THEREFORE, the Mayor and Town Council of Friendsville do ordain the following revisions are hereby made to Article 4, Primary District Regulations, adding Boutique Hotel to the list of Principal Permitted Uses and Structures in the Rural Development District and the Town Center District and adding Boutique Hotel to the list of Special Exception Uses in the General Commercial District to the Friendsville Zoning Ordinance, which shall read as follows:

406 **“RD” Rural Development District**

A. **Principal Permitted Uses and Structures:** Only the following principal uses and structures are permitted in the “RD” district.

6. *Boutique Hotel (See Article 5, Section 520, Boutique Hotel)*

409 **“TC” Town Center District**

A. **Principal Permitted Uses and Structures:** Only the following principal uses and structures are permitted in the “TC” district.

35. *Boutique Hotel (See Article 5, Section 520, Boutique Hotel)*

NOW THEREFORE, the Mayor and Town Council of Friendsville do ordain the following revisions are hereby made to Article 4, Primary District Regulations, adding Boutique Hotel to

the list of Special Exception Uses in the General Commercial District to the Friendsville Zoning Ordinance, which shall read as follows:

410 **“GC” General Commercial District**

B. Special Exceptions: Only the following uses and structures are permitted in the “GC” District as special exceptions after approval by the Board of Appeals.

20. *Boutique Hotel (See Article 5, Section 520, Boutique Hotel)*

NOW THEREFORE, the Mayor and Town Council of Friendsville do ordain the following revisions are hereby made to Article 5, Dimensional and Miscellaneous Requirements, adding requirements for a Boutique Hotel to the Friendsville Zoning Ordinance, which shall read as follows:

ARTICLE 5, DIMENSIONAL AND MISCELLANEOUS REQUIREMENTS

520 **BOUTIQUE HOTEL**

A Boutique Hotel is a small resort destination that provides a unique setting with upscale accommodations. The hotel can be housed in a single building or group of on-site buildings. A Boutique Hotel will provide an alternative to traditional hotels that may enhance the historic and cultural foundation of the Friendsville community. Boutique Hotels have become increasingly popular in communities that are working to attract tourists with varied interests and may conduct indoor and outdoor special functions. (See definition Section 201)

A. *All Boutique Hotels will be subject to the following requirements:*

- 1) *No Boutique Hotel shall contain less than five (5) guest rooms and no more than twenty-five (25) twenty-five guest rooms. This is in a single building or combination of buildings On-Site for a maximum of twenty-five (25) guest rooms in all.*
- 2) *Only designated guest rooms shall be used for sleeping.*
- 3) *No guest shall be permitted in a Boutique Hotel more than (30) consecutive nights.*
- 4) *Signage Requirements shall comply with Article 7, Signs, of the Friendsville Zoning Ordinance.*
- 5) *Special functions of the Boutique Hotel include, but not limited, to boutique weddings, receptions, showers, parties, art, music and cultural events.*
- 6) *Parking Requirements shall comply with Article 6, Off-Street Parking, of the Friendsville Zoning Ordinance for hotels and motels.*
- 7) *A Boutique Hotel must comply with all applicable town development regulations for the zoning district in which it is located. Compliance will be demonstrated through an*

engineered site plan submitted to the Friendsville Planning Commission and approved by the Friendsville Planning Commission.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Town Council does hereby enact the described Zoning Ordinance Amendments for the Town of Friendsville, Maryland duly adopted by majority vote of the Mayor and Town Council of Friendsville, Maryland, this 18th day of March, 2019; and it is further resolved the effective date of this Zoning Ordinance shall be March 18, 2019.

Spencer R. Schlosnagle
By: Spencer R. Schlosnagle, Mayor

Attest: Karen S. Benedict
Karen S. Benedict, Clerk

Pamela S. Humberson
Pamela S. Humberson, Town Council President

Edward B. Kelley
Edward B. Kelley, Council Member

Sheryl A. MacLane
Sheryl A. MacLane, Council Member

Julia V. Sines
Julia V. Sines, Council Member

Robert H. Sines
Robert H. Sines, Council Member

Jesse Whittemore
Jesse Whittemore, Council Member