



Board of Supervisors

Agenda Item Detail

Meeting Date: March 26, 2025

Agenda Section: Planning Commission Business - Other Planning Business

Title:

Ordinance Amendment to the Frederick County Code – Additions and revisions to define and provide specific regulations related to data centers and power generating facilities. Including but not limited to requiring a conditional use permit, adjusting noise regulations to be more stringent, controlling the location of mechanical equipment, increasing building setbacks, screening, height waivers, regulating backup generator locations and related matters, and requiring site assessments evaluating impacts on water resources, agricultural resources, parks, historic sites, forestland, and noise.

Chapter 165 Zoning,

ARTICLE I General Provisions; Amendments; and Conditional Use Permits;

Part 101 – General Provisions;

- 165-101.02 Definitions and word usage

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ARTICLE II Supplementary Use Regulations; Parking; Buffers; and Regulations for Specific Uses;

Part 201 – Supplementary Use Regulations;

- 165-201.12 Nuisances;

Part 204 – Additional Regulations for Specific Uses

- 165-204.28 – Height Waivers in EM (Extractive Manufacturing), M1 (Light Industrial) and M2 (Industrial General) Districts.

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ARTICLE IV Agricultural and Residential Districts;

Part 401 – RA Rural Areas District;

- 165-401.02 Permitted Uses;
- 165-401.03 Conditional uses

ARTICLE VI Business and Industrial Zoning Districts;

Part 604 – B3 Industrial Transition District;

- 165-604.02 Allowed Uses;
- 165-604.03 Conditional uses

Part 605 – TM Technology Manufacturing Park District

- 165-605.02 Permitted Uses;

Part 606 – M1 Light Industrial District;

- 165-606.02 Allowed Uses;
- 165-606.03 Conditional uses

Part 607 – M2 Industrial General District;

- 165-607.02 Allowed Uses;
- 165-607.03 Conditional uses

Note: The Board of Supervisors held a public hearing on March 12, 2025, and postponed action until March 26.

Attachments:

[BOS03-26-25OA_Datacenters_PwrGenFacilities.pdf](#)