



Board of Supervisors

Agenda Item Detail

Meeting Date: September 24, 2025

Agenda Section: Planning Commission Business - Public Hearings

Title:

Ordinance to Amend the Frederick County Code, Chapter 165 Zoning – Modifications to the Transfer of Development Rights (TDR) Program's Receiving Property Criteria, Transfer Process, and Development Approval Procedures as Well as Changes to the County's Traffic Impact Analysis (TIA) Standards. The TDR Program Modifications are Intended to Clarify Which Properties Qualify and Receiving Properties in Relation to the Comprehensive Plan, Allow for Consideration of a Master Development Plan Prior to Transferring Rights onto the Property, and Require TDR Development to Comply with the Standards Contained in the County's Area Plan as Adopted in the Comprehensive Plan. The TIA Standards are Being Updated to Provide More Flexibility for When a TIA Can be Required of By Right Development Projects.

Chapter 165 Zoning

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Article III Transfer of Development Rights (TDR) Program

Part 302 –Sending and Receiving Properties

- 165-302.02 Receiving Properties

Part 303 – Transfer Process and Development Procedures

- 165-303.01 Transfer Process
- 165-303.02 Development Approval Procedures

Attachments:

