

ZONING

FOR SUBLEASE 2430 Osprey Way S, Suite B, Frederick, MD 21701

MacRo^{LTD.}
COMMERCIAL REAL ESTATE™

Frederick City Zoning – Mixed Use District (MU-1)

The Mixed Use District (MU-1) is intended to: provide a planned district that allows for the integration of residential and nonresidential uses; provide for mixed dwelling unit types and housing densities; provide for compatible and complimentary retail, office, and employment uses; provide for greater flexibility than single-use districts through a planned review process that insures safe, efficient, convenient, harmonious groupings of structures, uses, facilities, and support uses; and provide for the appropriate relationships of space, inside and outside buildings. See § 417.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Accessory Apartments
- Accessory Detached Dwelling Unit
- Duplex
- Multi-Family
- Multi-Family with Accessory Retail
- Single-Family
- Townhouse
- Two-Family
- Bed and Breakfast
- Group Home
- Hotel, Motel, and Tourist Court
- Senior Living and Retirement Facilities
- Nursing home/Domiciliary Care/Adult Living Facilities
- Rooming House
- Animal Grooming (Excluding Boarding)
- Antiques
- Apparel
- Arts, Crafts or Hobby Supplies
- Art Gallery, Including Framing
- Automobile Filling Station
- Bakery, Baked Goods Store
- Barber/Cosmetology
- Bicycle (Non-Motorized) Sales and/or Repair
- Books, Magazines, Newspapers, etc.
- Broadcasting, Recording Studio
- Locksmith
- Business Machines/Business Service Centers
- Camera Sales & Photo Processing (including Development & Printing Services)
- Car Wash
- Cards, Stationary
- Commercial Use in Historic Structures
- Convenience Stores, with/without Gas Sales
- Dance, Music Instruction
- Delicatessen
- Department Stores
- Discount Stores
- Drugs, Cosmetics
- Dry Cleaning
- Electrical Systems Service
- Eyeglasses, Hearing Aids
- Fabrics, Sewing Supplies & Machines
- Farmers Markets
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Floor Covering
- Flowers (Florist Shop)
- Furniture and/or Appliances
- Grocery Stores
- Handcraft Items (such as Pottery, Stained Glass, Woodwork)
- Hardware, Inside Storage
- Ice Cream Parlor
- Interior Decorator
- Jewelry
- Laundromat
- Lighting, Electrical Supplies
- Liquor, Beer, Wine
- Luggage, Leather Goods
- Meats, Butcher Shop
- Medical Supplies
- Music & Records, Sales and Repair
- Musical Instruments
- Novelties, Souvenirs, Gifts
- Office Furniture
- Office Supplies
- Offices, Business & Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Paint, Wallpaper
- Personal Services (e.g., Nail Salons, Barbers, Shoe Repair, etc.)
- Pet Store or Pet Supply Store
- Photographic Studio
- Picture Framing
- Professional Service not Otherwise Listed
- Radio, TV Sales and Repair
- Restaurant, General/Fast Food
- Restaurant with Entertainment
- Retail Sales not Otherwise Listed
- Shoes
- Shopping Center
- Sporting Goods
- Tailoring
- Tobacco Products
- Toys
- Upholstery, Curtain, Drapery Service
- Veterinary Clinic/Hospital without Boarding
- Video/DVD (Sales or Rental)
- Clothing, Cloth Goods Manufacturing and Processing
- Distilled Products, Manufacturing and Processing
- Electrical Equipment, Assembly Production
- Continued....

Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

ZONING (Continued)



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- Glass, Ceramic Products, Manufacturing and Processing
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Laboratories, Testing, Manufacturing & Processing in Conjunction with Scientific or Industrial Research & Development
- Paper Product, Manufacturing and Processing
- Printing, Bulk Photo Processing, Blueprinting Services
- Storage Warehouse
- Adult Bookstore and/or Adult Entertainment Centers
- Arcade (Pinball, Video)
- Bowling
- Conference Center
- Fine Arts Studio
- Golf Course & Club
- Health Club or Spa
- Indoor Sports Complex
- Miniature Golf
- Park
- Pool, Billiards
- Private Club
- Reception Facility
- Skating Rink
- Swimming Pools (Residential Development / HOA Specific-Accessory)
- Swimming Pools (Non-Accessory)
- Tennis, Racquet Sports
- Theater, Movie / Stage
- Adult Day Care Center
- Child Day Care Center
- Cultural Centers (Museum, Library, etc.)
- Funeral Home with/without Crematorium
- Vo-Tech, Trade Schools & Training Centers
- Heliport / Helistop
- Parking Lot, Parking Garage, Private
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers, and Existing Athletic Lighting Structures, over 60 FT in Height, on Public Land
- Communication Towers and Antennas
- Telecommunication Antennas Enclosed within an Existing Structure or Building Subject to Section 27-779
- Agricultural Production
- And More...

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