



THE CITY OF FROSTBURG

Planning Commission Meeting Agenda

Wednesday, October 14, 2026 at 7:00 PM

Frostburg Municipal Center Meeting Room 100
37 S. Broadway, Frostburg, MD 21532

1. Call to Order

2. Roll Call

3. Chair's Procedural Statement; Comments; Announcements

The Chair asks that anyone presenting business before the Commission, or any individuals who would like to comment on business before the Commission or other concerns, please come forward at the appropriate time and state your name and address for the record. Each meeting is recorded, so please speak clearly.

4. Approval of the Minutes

A. Minutes from the September 2026 Planning Commission Meeting.

Motion and Second to Approve the Minutes for the September 2026 Planning Commission Meeting.

5. Citizen Comments

From Floor; intended for topics unrelated to the current agenda items

6. Project Presentations

7. Discussion Items

By Chair and Members of the Commission

8. Administrative Business and Communication Received

A. Text Amendment to the Frostburg Zoning Ordinance

An Ordinance to Amend the City's Zoning Ordinance to update the regulations pertaining to Accessory Structures

9. Staff Reports

A. Comprehensive Plan Update

10. Adjournment

- A. *Location of Accessory Structures.* An accessory structure shall not be located within the required minimum front yard and also shall be subject to the regulations provided herein:
- (1) Accessory structures shall be setback at least three (3) feet from alley rights-of-way and from lot lines, except:
 - (a) The setback shall be six (6) feet in the R-1 district for structures of over one hundred (100) square feet of floor area,
 - (b) A setback is not required along the same lot line along which buildings (such as townhouses) are attached, and
 - (c) An animal shelter shall meet the principal building setbacks for the district, unless a more restrictive provision is stated elsewhere in this Ordinance.
 - (d) If a structure is to be located five (5) feet or less from the property line and adjacent to another property, fire rated construction must be used on the side of the building for all material, including siding, roofing, soffit, fascia, etc.
 - (2) Corner Lots. If a lot is adjacent to two (2) streets, any accessory structure shall meet the minimum side yard requirements for a principal building along the street that is not the front lot line.
 - (3) Patio. Ground level residential patios are not required to be setback from lot lines.
 - (4) Satellite Dish Antenna. A freestanding satellite dish antenna with a dish diameter of one (1) foot or greater shall not:
 - (a) be located within the required minimum front yard setback, nor
 - (b) be located within the required setback for an accessory structure.
- B. *Recreational Vehicles and Watercraft.* In any district, it shall be permissible to store outdoors not more than one (1) recreational vehicle, or one (1) recreational trailer or one (1) watercraft per dwelling unit on a lot as an accessory use to the residential structure. Such vehicle or trailer may be parked on the lot for storage only and shall not be occupied.
- (1) Such vehicle, trailer or watercraft shall be placed in the rear or side yards only and shall be located at least six (6) feet from all property lines.
 - (2) This Section 6.4B shall not apply: a) to such items within permitted completely enclosed buildings, b) to a recreational vehicle or watercraft less than sixteen (16) feet in length, or c) to a recreational vehicle or watercraft being actively prepared for imminent use.
- C. *Swimming Pools and Hot Tubs.*
- (1) The water surface of a private swimming pool shall be set back at least six (6) feet from the lot line of any abutting dwelling.

- (2) All pools, spas, and hot tubs shall be subject to the enclosure requirements specified in the Property Maintenance Code.

D. *Accessory Structures Not Permitted Prior to Principal Structures:* No accessory structure shall be on a lot.

- (1) Unless the principal use or structure is in existence previously, or
- (2) Until construction has begun on the principal structure and construction of the principal structure is diligently pursued.

E. *Chicken Coops and Enclosures.*

- (1) Subsection A of this section 6.4 shall not apply to chicken coops and enclosures.
- (2) Coops may not be placed in the front yard.
- (3) Coops and enclosures must be situated at least fifteen (15) feet from side yard lot line and twenty (20) feet from rear yard lot line.
- (4) For a corner lot or other property where no rear yard exists, a coop or enclosure shall not be located any closer to a public street than the primary residence.