

# ZONING

FOR SALE 15 East Frederick Street, Walkersville, MD 21793

**MacRo**<sup>LTD.</sup>  
COMMERCIAL REAL ESTATE™

## Town of Walkersville Zoning – Neighborhood Business District (B-1)

The Neighborhood Business District is intended to permit residential areas the convenience of having a limited number of frequently used retail and service needs in close proximity to their daily requirements. Trips to satisfy such needs are made principally on foot by women and children, and therefore, this district is intended to encourage the provision of small, safe, attractive, and well located shopping areas for primarily pedestrian use in a manner that will make them compatible assets to the residential environment.

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

- Lodging and institutional: lodging houses, hospitals, institutions, fraternities, sororities, and volunteer fire departments.
- Major retail outlets: furniture, department, clothing, dry goods, shoe and variety stores; and hardware, electrical appliance, paint and wallpaper stores.
- Food, drug and beverage: grocery, fruit or vegetable stores; supermarkets; meat markets; delicatessens; drugstores; bakeries in conjunction with retail sales; restaurants; and tearooms.
- Specialty shops: gift shops; jewelry stores; magazine, book and stationary outlets; florist shops; camera and photography shops and studios; sporting goods; and antique shops.
- Service: laundromats; dry cleaning and laundry pick up stations; barber and beauty shops; dressmaking and millinery shops; shoe repair and tailor shops; mortuaries; indoor storage and transfer establishments; repair shops for appliances and small articles; newspaper printing and publishing facilities; and print, furnace, heating, typewriter, and plumbing shops.
- Business and professional offices; medical and dental offices and clinics; law offices; insurance and real estate offices; banks; finance and utility company offices; and animal hospitals and clinics with no open kennels.
- Farms and tree and plant nurseries.
- Parks, playgrounds, golf courses, public and private recreational uses and cemeteries.
- Game, wildlife and nature study preserves and reservations.
- Flood control, water protection works, sewage treatment plants and other municipal public works.
- Wireless telecommunication facility when sited and constructed in accordance with Chapter 86 of the Town Code.
- Single family dwellings and home occupations in a single family dwelling.
- Churches, schools, libraries, museums, parks, playgrounds and community centers.
- Two family dwellings in the leasing of rooms by not more than five (5) persons who are not members of the family residing in the dwelling unit.
- Multi dwellings, such as duplexes, townhouses and apartments.
- And more...

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