ORDINANCE 3-2026

Introduced by:_____

AN ORDINANCE OF THE TOWN OF TRAPPE TO AMEND THE TRAPPE ZONING ORDINANCE TO AMEND THE M INDUSTRIAL DISTRICT TO LIMIT PERMITTED USES TO LIGHT INDUSTRIAL USES, PLACE DENSITY RESTRICTIONS ON THE M DISTRICT, REVISE THE TABLE OF PERMITTED USES, AND ESTABLISH A NEW SUPPLEMENTAL USE STANDARD FOR INDUSTRIAL USES

WHEREAS, the Town of Trappe is authorized by the Maryland Code Ann. Local Government Article § 5-202 to adopt such ordinances not contrary to the Constitution of Maryland, public general law, or public local law as it deems necessary to assure the good government of the municipality, to preserve peace and order, to secure persons and property from damage and destruction, and to protect the health, comfort and convenience of the citizens of the municipality; and

WHEREAS, the Council of Trappe has the power to amend the Trappe Zoning Ordinance pursuant to § 11 of the Trappe Zoning Ordinance; and

WHEREAS, the Council of Trappe adopted a 2020 Comprehensive Plan that describes the M Zoning District as a light industrial district and states, "it provides for industrial uses and structures that have been considered low-impact, and do not create undue noise, odor, traffic, or aesthetic conditions that would be harmful to residential neighborhoods"; and

WHEREAS, currently the Trappe Zoning Ordinance permits general industrial uses within the M Zoning District that are not consistent with the Comprehensive Plan; and

WHEREAS, the Planning Commission reviewed amendments to the M Zoning District to make the District more consistent with the Comprehensive Plan and recommended that amendments to the Council; and

WHEREAS, for the reasons stated herein, the Council of Trappe deems it is in the interest of the public health, safety and welfare of the citizens of the Town, and for good of the government of the Town, to enact this ordinance to limit the industrial uses within the M Zoning District to light industrial uses consistent with the Comprehensive Plan.

NOW THEREFORE, the Council of the Town of Trappe hereby ordains as follows:

Section 1. Article IV, Section 17 titled, "Purpose of Districts", is hereby amended as follows:

§ 17. Purpose of Districts.

A. Base Zoning Districts.

. . .

(6) M – Industrial - It is the intent hereof that the "M" district should be used to provide for industrial uses and structures which have limited effects upon the use of surrounding land and not to include any industrial use which creates unfavorable or offensive conditions. **Consistent with the Comprehensive Plan's description of the Light Industrial ("M") District as providing for low-impact industrial uses and structures that do not create undue noise, odor, traffic, or aesthetic conditions harmful to residential neighborhoods, lot sizes are limited to a maximum of five (5) acres so that the scale and intensity of development remain compatible with the Town's village character and surrounding residential areas. Aggregation of lots to create larger facilities is inconsistent with this purpose.**

Section 2. Article VI, Section 33 titled, "Industrial use category", is hereby amended as follows:

§ 33. Industrial use category.

This category includes uses that produce goods from extracted and raw materials or recyclable or previously prepared materials, including the design, storage, and handling of these products and the materials from which they are produced. The industrial subcategories are:

A. Artisan industrial - On-site production of goods by hand manufacturing, involving hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations or storage. Typical uses include woodworking and cabinet shops, ceramic studios, jewelry manufacturing, and similar arts and crafts or very smallscale manufacturing with no negative external impacts on surrounding properties. **Such uses are intended to be of limited floor area and intensity, consistent with the M District's five-acre maximum lot size.**

B. Limited industrial - Manufacturing and industrial uses that process, fabricate, assemble, treat, or package finished parts or products without explosive or petroleum materials. Uses in this subcategory do not involve assembling large equipment and machinery. As a result, they have minimal external noise, vibration, odor, hours of operation, and truck and commercial vehicle traffic impacts. **All manufacturing, processing, assembly, and fabrication shall occur within a completely enclosed building. Outdoor storage of materials or equipment is limited as provided in the supplemental standards of Article VIII. Uses in this subcategory are intended to operate at a modest scale and intensity consistent with the M District's five-acre maximum lot size.**

(1) Cannabis Processing Facility - an entity licensed by the Maryland Cannabis Administration that (a) transforms the cannabis into another product or extract and (b) packages and labels cannabis.

(2) Micro-Producers beer, wine, l distilled spirits – limited on-site production of wine, beer, or distilled spirits permitted under a Class 7 miro-brewery license or Class 9 limited distillery license issued by the State and in compliance with the requirements of the Federal Alcohol and Tobacco Tax and Trade Bureau (TTB). Depending on the product produced and the specific permit and license held, the facility may be allowed limited sales for on-premises consumption, sell products to go, and sell to a wholesaler for resale to restaurants and retailers. Uses accessories for on-site production, such as tasting rooms for the consumption of beer, wine, or distilled products, may be permitted on the premises if allowed by a state license and in conjunction with the principal on-site production use.

~~C. General industrial - Manufacturing and industrial uses that process, fabricate, assemble, or treat materials for the production of large equipment and machines, as well as industrial uses that, because of their scale or method of operation, regularly produce odors, dust, noise, vibration, truck/commercial vehicle traffic or other external impacts that are detectable beyond the property lines of the subject property.~~

~~D. Junk or salvage yard - An area or building where waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled for reclamation, disposal, or other like purposes, including but not limited to scrap iron and other metals, paper, rags, rubber tires, and bottles.~~

~~E~~**C**. Fuel storage – This subcategory includes fuel storage tanks with a capacity of 1,000 gallons or greater, individually or in the aggregate, whether accessory to an industrial operation or the principal use of the property. This category does not include fuel storage tanks with a capacity of 1,000 gallons or less, either individually or in the aggregate, intended for residential home heating and cooking use only and located on the same lot as the principal use.

Section 3. Article VII, Section 41 titled, "Table of height, area, and bulk requirements", is hereby amended as follows:

Zoning District	Lot Area	Lot Width	Front	Side/Rear	Height
M – Nonresidential	43,560 **Min. 1 acre Max. 5 acres Max FAR 0.40[3]**	150	60	25/60	40

[3] Maximum lot area and aggregation. In the M District, the maximum lot area of five (5) acres applies to each lot of record created after the effective date of this

amendment and to any aggregation of contiguous lots under common ownership or control. Contiguous lots under common ownership or control shall be treated as a single lot. "Common ownership or control" includes ownership by the same person, entity, or related entities, or control through lease, option, joint venture, or any other arrangement that allows coordinated development of the lots. No site plan, building permit, or zoning certificate shall be approved for a use or structure that would occupy more than five (5) acres of aggregated land area. Subdivision or lot-line adjustment that creates or perpetuates an aggregated development area larger than five (5) acres is prohibited.

Existing lots larger than five (5) acres. Any lot of record in the M District that exceeds five (5) acres on the effective date of this amendment may continue to exist as a lawful lot of record. The total area occupied by buildings, outdoor storage, parking, loading, and other operational areas associated with any single industrial use or establishment on such a lot shall not exceed five (5) acres. The remainder of the lot shall remain undeveloped or may be used only for landscaping, stormwater management, buffers, or other non-operational open space, unless the Board of Appeals grants a variance. Calculate Floor Area Ratio on such lots against the five-acre operational area.

Section 4. Article VIII titled, "Supplemental Use Standards", is hereby amended to include a new Section 76.A. as follows:

§ 76.A. Industrial Uses in the M District.

A. Purpose. These standards implement the intent of the M District (§ 17.A.(6)) to accommodate industrial uses and structures that have limited effects on surrounding land and that do not create unfavorable or offensive conditions.

B. Applicability. The standards of this section apply to all Light industrial uses located in the M Industrial District.

C. Enclosed Operations. All manufacturing, processing, assembly, fabrication, packaging, and similar production activities shall be conducted entirely within a completely enclosed building.

D. Outdoor Storage.

(1) Outdoor storage of materials, equipment, finished products, or vehicles is permitted only as an accessory use and only in areas shown on an approved site plan.

(2) Outdoor storage areas shall:

(a) Be located in side or rear yards and set back a minimum of twenty-five (25) feet from any property line that abuts a residential district or residential use;

(b) Be fully screened from public streets and adjacent residential properties by a solid fence, wall, evergreen landscaping, or combination thereof that achieves complete opacity within two growing seasons and is at least eight (8) feet in height;

(c) Occupy no more than twenty-five percent (25 %) of the total lot area (or of the five-acre operational area on an existing lot larger than five acres), except that the Planning Commission may approve a greater percentage at the time of site-plan review if the applicant demonstrates that the scale, intensity, and manner of handling of the outdoor storage will remain clearly accessory to the principal enclosed industrial use and will not become a dominant feature of the site; and

(d) Be maintained in a neat and orderly condition.

(3) Outdoor storage of uncontained bulk materials that can generate dust or particulate matter is prohibited.

E. Performance Standards. No use shall generate noise, vibration, odor, dust, smoke, glare, or other emissions detectable beyond the property line in amounts that create a nuisance or violate applicable State or federal environmental regulations.

F. Lot Size and Floor Area Ratio. Minimum and maximum lot sizes and maximum Floor Area Ratio in the M District shall be as set forth in § 41.

G. Site Plan. All industrial uses in the M District require site-plan approval by the Planning Commission demonstrating compliance with this section and all other applicable provisions of this Ordinance.

Section 5. Article VI, Section 26 titled, “Permissible Uses Table”, is hereby amended as follows:

§ 26. Permissible Uses Table									
Legend: **P – Permitted, conditions may apply.** **SE – Special Exception approved by the Board of Appeals.** **CIR – May be permitted with an approved development plan as provided in § 18.** **R-1 – Residential District** **R-2 – Residential District** **C-1 – Commercial District** **C-2 Highway Commercial District** **A – Agriculture District** **M – Industrial District** **PN – Planned Neighborhood Floating Zone District** **PRC – Planned Regional Commercial Floating Zone District** **PI – Planned Industrial Floating Zone District**									
	Zoning District								
	R-1	**R-2**	**C-1**	**C-2**	**A**	**M**	**PN**	**PRC**	**PI**
Permitted Use Category									
Industrial use									
~~General industrial~~	---	---	---	---	---	P	---	---	P
~~Junk or salvage yard~~	---	---	---	---	---	SE	---	---	---

Section 6. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Commissioners of Trappe hereby declare that they would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 7: This Ordinance shall become effective on the _____day of _____, 2026.

_____
Jeremy Newnam

_____
Walter Chase

_____
Rose Potter

_____
Daniel Deakins

_____
Michael Sullivan

I hereby certify that the foregoing Ordinance Number 3-2026 of the Town of Trappe was duly read and enacted in accordance with the applicable provisions of the Charter of the Town of Trappe.

Attest: _____
Erin Braband, Town Administrator

Deleted text reflected as ~~stricken~~
New language reflected in **<u>underlined and bold text</u>**