



— TOWN OF —
POOLESVILLE
M A R Y L A N D
— EST. 1867 —

Draft Ordinance for Cultural Arts District (CAD)

March 3, 2026

Overview and Location

What it is

A draft ordinance proposing changes to the zoning ordinance to create a new Cultural Arts District (CAD). The Planning Commission views the Cultural Arts District as a Strategic next step from the 2024 Town of Poolesville Comprehensive Plan.

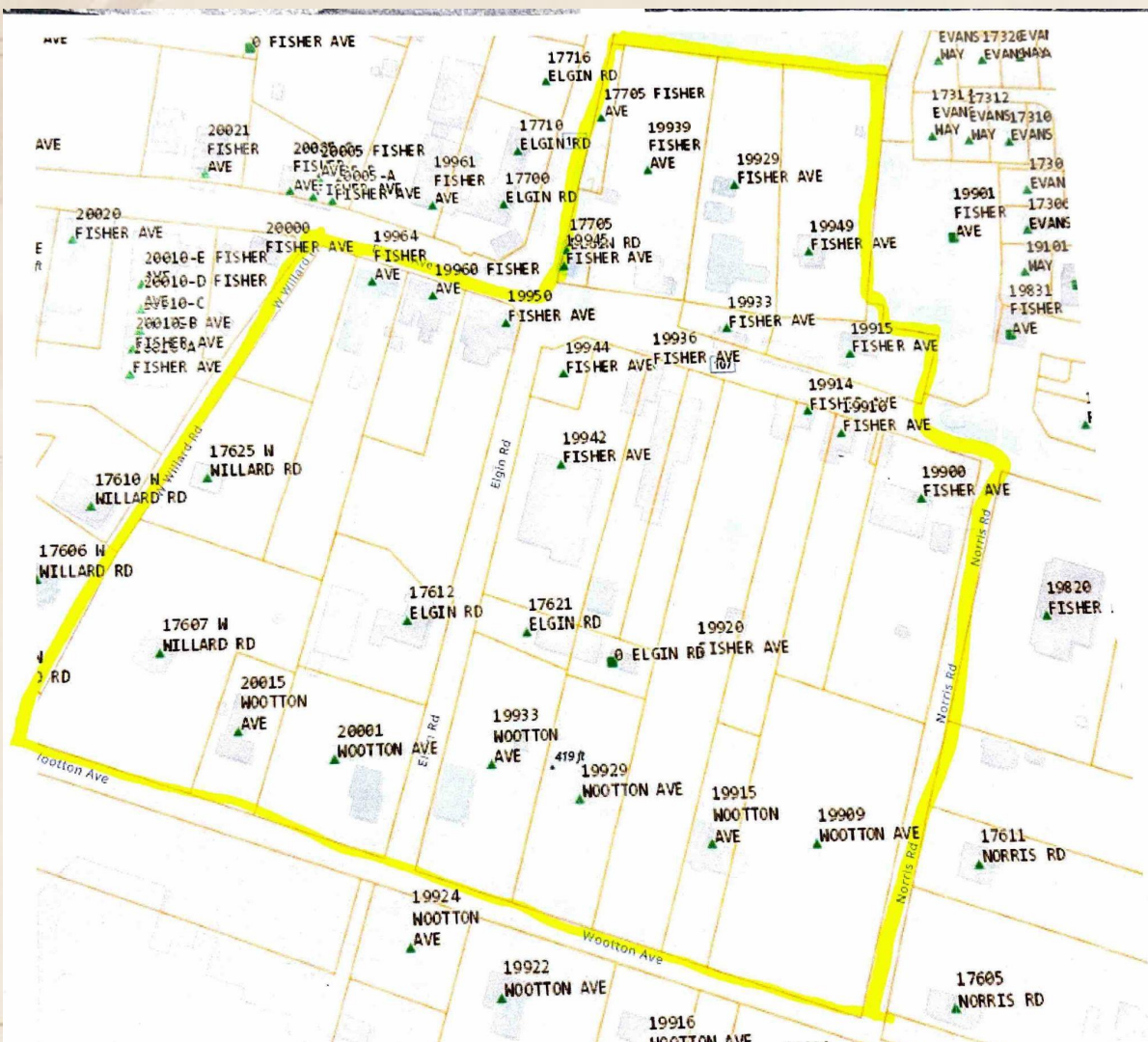
Zoning & Goals

- ◆ Zoning: The CAD will be a separate zone from the commercial zone.
- ◆ Goals: To encourage arts-related development and commercial activity.

Location



Between Fisher and Wootton Ave (North/South) and west Willard and Norris Rd (West/East)



Key Zoning Changes

Residential & Multi-use



Residential Development: Requires a special exception.



Preference: Multi-use developments (retail/residential).

Restricted Uses & Streetscape



Restricted Uses: Incompatible uses (e.g., outdoor RV/boat sales) prohibited due to density/compatibility concerns.



Streetscape: Requires wider sidewalks, vegetation (trees), and potential benches/trash receptacles to enhance walkability (per Fisher Avenue plan).

Design & Technical Adjustments

Design & Sign Guidelines



Balances artistic flexibility with compatibility; gives Planning Commission more review flexibility.

Parking Requirements



Replaces rigid rules with flexible guidelines; developers need Planning Commission approval, allowing shared spaces for uses operating at different times.

Technical Changes



Updates modern definitions, rewrites sign code, removes inactive sign review board, and clarifies temporary sign language.