

From: [Retool Gaithersburg](#)
To: [Linda Balon Stein](#); [Retool Gaithersburg](#)
Cc: [dilithium Stein](#)
Subject: RE: Questions about proposed Zoning Ordinance
Date: Thursday, April 25, 2024 2:56:24 PM

Hi and thank you for your questions. The side setback is a measurement from the side property line so a 5' setback means that a property owner can't build any closer than 5' from the nearest side property line, not 5' from the nearest building. Please refer to *Figure 24-2* in the draft for a graphic explanation. As to Artisan Manufacturing, Article 16, Definitions provides:

Artisan Manufacturing. *Uses that include the application, teaching, making, or fabrication of crafts, art, or products by an artist, artisan or craftsman either by hand or with minimal automation and may include direct sales to consumers. May include makerspaces.*

The RB zone is a specific zone and may be found in:

Section 24-3.5 – RB Zone, Residential Buffer

(A) Purpose. The RB Zone is intended to provide for medium-density residential uses, and low-intensity commercial uses along the fringe of or adjacent to residential areas.

Home based businesses are separate from the use tables listed for specific zones. The land use charts listed for the specific zones are for primary uses of a property in that zone. The requirements for Home Based Businesses may be found in **Section 24-5.5 – Home-Based Business**.

Thank you for your interest in Retool,

The Retool Team

From: Linda Balon Stein <lbalonstein@gmail.com>
Sent: Thursday, April 25, 2024 2:41 PM
To: Retool Gaithersburg <retool@gaitersburgmd.gov>
Cc: dilithium Stein <dilithiumstein@gmail.com>
Subject: Questions about proposed Zoning Ordinance

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Hello. After reviewing the Annotated Zoning Summary, I have a few questions about the Retool Gaithersburg project.

Residential side setbacks are reduced from 10' to 5'. Does that mean my single family neighbor can bump out their home to within 5' of the side of mine? That may not allow both of us to maintain a gate to access our respective backyards. I find this objectionable.

Artisan Manufacturing is on the charts of uses permitted in various zones. I did not find a definition for this term. As a former small home-based business owner of handcrafted personal care products, I would need to know what this term encompasses. Are handcrafted soap and lotion included?

Artisan Manufacturing is prohibited except in Zone RB. What is Zone RB? Does that mean no home-based businesses are allowed to make soap?

Please include my questions if there is an opportunity for responses to be obtained at any point in this process. Thank you.

Linda Stein
(she/her)