



4 N. Second Street  
Denton, MD 21629

# ZONING TEXT AMENDMENT

DEPARTMENT OF PLANNING AND CODES

Date Received: 4/21/26

Tracking Number: TA-26-001

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SUBJECT

Entertainment Uses in I District

ZONING DISTRICTS AFFECTED

I

TOWN CODE REFERENCES

128-79(B), 128-87, 128-187 (Procedure for Amendment)

REASON FOR OR PURPOSE OF AMENDMENT

To authorize the operation of assembly and entertainment uses in the I district.

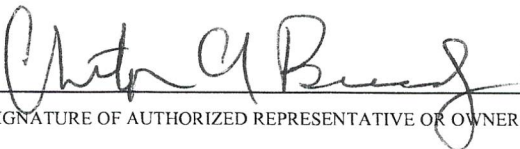
## SUMMARY OF AMENDMENT

The Town Code defines "Assembly and entertainment" uses as "Uses that provide gathering places for participant or spectator recreation, entertainment, or other assembly activities. Assembly and entertainment uses may provide incidental food or beverage service. Typical uses include arenas, billiard centers, video game arcades, auditoriums, bowling centers, cinemas, and theaters." These uses are permitted in several commercial zoning districts, but are not permitted in the Industrial district.

Mill Creek Properties LLC (landlord) and LVL 99 LLC (tenant) desire to amend the Town Zoning Ordinance to authorize the development of an assembly and entertainment facility at 75 Engerman Avenue to include a variety of recreational and athletic activities and incidental food and beverage service.

## RECOMMENDED CHANGES

Amend the Permitted Uses Table (Section 128-87) to authorize the "Assembly and Entertainment" use as a permitted use in the Industrial (I) district.

  
SIGNATURE OF AUTHORIZED REPRESENTATIVE OR OWNER

4-21-2026  
DATE