

ECONOMIC DEVELOPMENT & DOWNTOWN REVITALIZATION

A strong and balanced economy is essential to the long-term health of Taneytown. Economic development shapes the availability of jobs, the vitality of local businesses, and the character of downtown—all of which directly impact quality of life for residents. Planning for growth and diversification helps ensure that Taneytown remains a place where businesses can thrive, new opportunities can emerge, and residents can access goods, services, and employment close to home. Thoughtful investment in the City’s commercial corridors, industrial areas, and business support systems can create a more resilient local economy while preserving the community’s small-town identity.

Downtown Taneytown plays a central role in this vision, serving as both a community gathering place and a key destination for commerce, tourism, and civic life. Strengthening the downtown district through support for small businesses, improved walkability, and mixed-use development can help attract visitors, encourage entrepreneurship, and reinforce the area as a vibrant economic core. Similarly, by promoting tourism and regional connectivity, the City can draw greater interest in its unique assets while expanding opportunities for local businesses. Coordinated planning and forward-looking policies will help ensure that Taneytown’s economy remains diverse, adaptable, and rooted in the needs of its residents.



GOAL #1

Support and expand local businesses, tourism, and entrepreneurship.

Taneytown can achieve this goal by providing access to small business resources, marketing assistance, and Chamber of Commerce programming; expanding tourism efforts—such as promoting local events, historic sites, and regional attractions; and providing flexible zoning and partnerships with regional development organizations.

GOAL #2

Promote downtown as a vibrant hub with a mix of retail, dining, office, and residential uses.

Encouraging mixed-use development strengthens the downtown by concentrating housing, retail, and services in a walkable area, efficiently using existing infrastructure, creating a stronger local customer base, reduces reliance on driving and need for parking, diversifies the tax base, and contributes to the appeal and identity of the City.

GOAL #3

Develop infrastructure and incentives to attract new industries and job opportunities.

This means ensuring that infrastructure like roadways, utilities, and buildings are able to support growth. Additionally, providing assistance and advertising for county or state loans, grants, or access to training programs can provide opportunities for small businesses to establish themselves in Taneytown.

GOAL #4

Strengthen partnerships with regional economic development organizations.

Continuing to work with state and regional partners enhances access to grants, tax credit programs, and workforce development initiatives. Coordinating business opportunities and advertising with neighboring municipalities strengthens the regional economy.

ECONOMIC DEVELOPMENT & DOWNTOWN REVITALIZATION PLAN

To support and grow Taneytown's local business community, the City should continue fostering an environment that values small business development, entrepreneurship, and tourism in addition to the large industrial presence of Flowserve and EVAPCO. This includes strengthening relationships with the Taneytown Chamber of Commerce to expand marketing efforts, coordinate local events, and continue to provide networking and resource-sharing opportunities for business owners. The City can also explore the creation of a business resource center or online portal that consolidates information on permitting, funding opportunities, zoning, and available commercial spaces. Targeted support for tourism through the promotion of local attractions, historic sites, and special events can help draw visitors and encourage patronage of local businesses. By aligning marketing, zoning, and infrastructure efforts, Taneytown can become more welcoming to entrepreneurs and small-scale enterprises looking to invest in the community.

Revitalizing downtown Taneytown is a critical component of this plan. As the city's historic and cultural heart, the downtown district offers unique opportunities for mixed-use development that blends retail, dining, office, and residential space in a walkable, compact setting. Encouraging infill development and adaptive reuse of existing structures will help preserve the district's character while making room for new businesses and housing. Improving the streetscape through wayfinding, lighting, façade enhancements, and pedestrian amenities can also contribute to a more welcoming and active downtown. Additionally, simplifying zoning and permitting processes within the Downtown Business District can help reduce barriers to investment and promote a broader mix of uses that support economic vitality.

To attract new industries and job opportunities, Taneytown should focus on improving infrastructure and leveraging targeted economic incentives. Ensuring that industrial and commercial areas are served by adequate utilities, roadways, and broadband is essential to support new development. The City can work with state and county agencies to promote available properties

and participate in incentive programs such as workforce development grants, conditional loans, and tax credits offered through Advantage Maryland and the More Jobs for Marylanders initiative. Advertising these tools and assisting businesses with navigating eligibility can increase the likelihood of investment in Taneytown's industrial corridors, especially in areas served by the forthcoming Antrim Boulevard Expansion.

Finally, the City should continue to strengthen its partnerships with regional and state-level economic development organizations. These collaborations expand access to funding opportunities, training programs, and marketing initiatives that might not otherwise be available at the local level. By coordinating efforts with neighboring jurisdictions and agencies like the Carroll County Department of Economic Development and the Maryland Department of Commerce, Taneytown can position itself within a broader regional network that supports job growth, entrepreneurship, and long-term economic resilience.

DEFINING THE TERMS

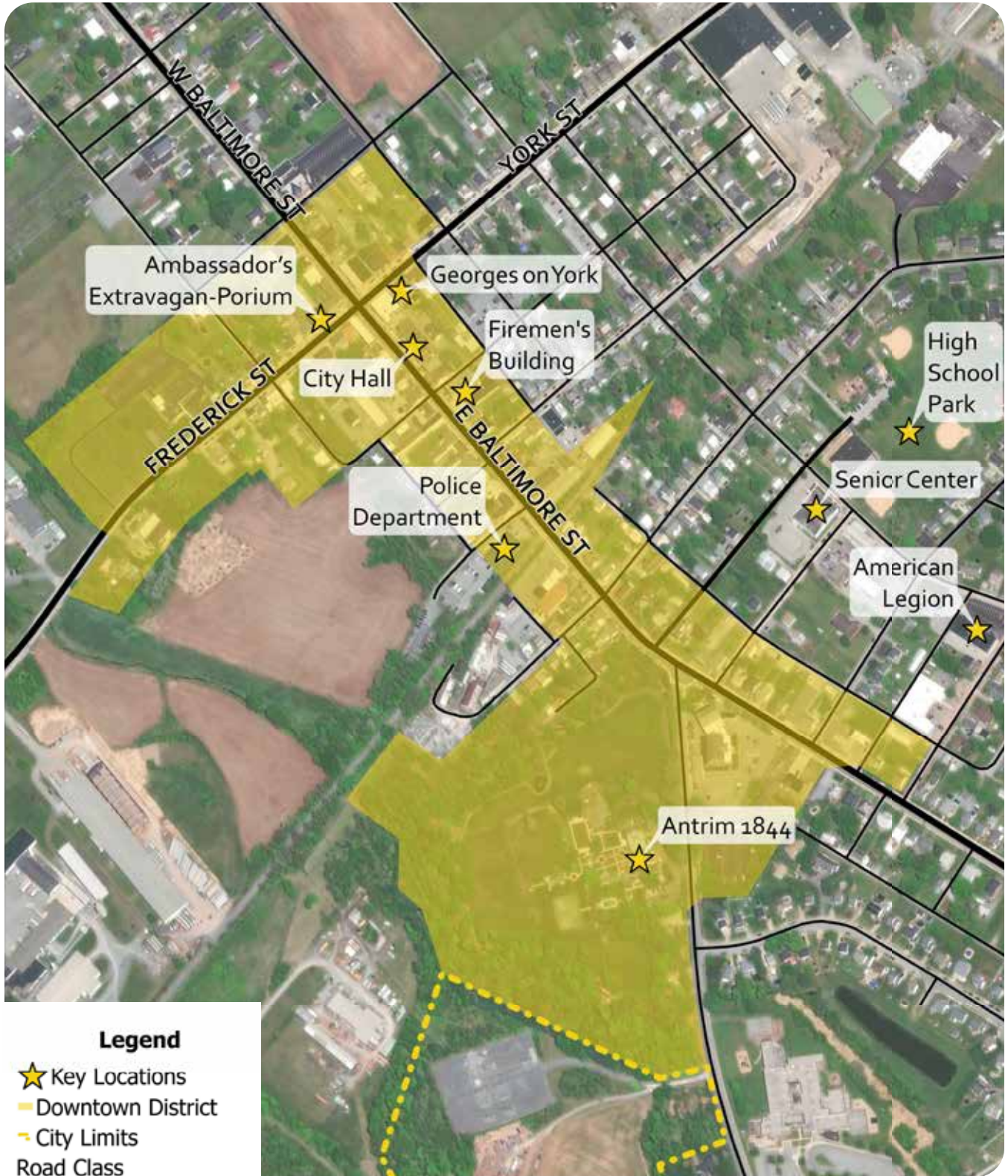
Mixed-Use Development: A development that combines different uses—like housing, shops, offices, and restaurants—within the same building or area.

Infill Development: New development on vacant or underused land within already developed areas, often to make more efficient use of infrastructure and reduce sprawl.

Adaptive Reuse: The process of repurposing existing buildings for new uses, such as turning an old storefront into a café or office.

Context-Sensitive Design: prioritizing how a project fits into its environment and community by considering its functional purpose, aesthetic, and historic, environmental, and social impacts.

TANEYTOWN DOWNTOWN BUSINESS DISTRICT MAP



Legend

- ★ Key Locations
- Downtown District
- - - City Limits
- Road Class
- State
- County
- Municipal
- Private

0 250 500 1,000 Feet



WHAT DOES “SMALL-TOWN CHARM” MEAN?

Many people love to live in and visit Taneytown for its small-town charm, but how do we define and plan for the characteristics that create that charm? Though the term may mean something slightly different to everyone, the core tenants are a strong sense of community, thoughtful growth, and a high quality of life. Taneytown aims to strengthen these tenants by maintaining and improving the City’s historic character, walkable neighborhoods, vibrant downtown, and welcoming atmosphere. Below are some of the ways Taneytown aims to reach these goals.

1. Strengthen Community Connections

- Encourage local events & traditions such as festivals, parades, and farmers’ markets to bring people together and reinforce a shared community identity.
- Expand public gathering spaces like pocket parks, town greens, and plazas to serve as informal meeting places for residents.
- Enhance partnerships with local organizations like schools, churches, civic groups, and historical societies to keep community traditions and volunteerism alive.

2. Preserve Historic Character

- Protect historic architecture by adopting and enforcing design guidelines to preserve and repurpose historic buildings rather than replace them.
- Promote heritage tourism to highlight Taneytown’s rich history through walking tours, interpretive signage, and restoration projects.
- Support local businesses in historic buildings by assisting business owners with county and state programs and grant opportunities to keep historic structures active and well-maintained.

3. Thoughtful Growth & Development

- Encourage small-scale, mixed-use development by promoting locally owned businesses, traditional neighborhood layouts, and context-sensitive design.
- Design streets for walkability & connectivity with ample sidewalks, tree-lined streets, and pedestrian-friendly public spaces to keep Taneytown inviting and accessible.
- Limit big-box & strip mall development by encouraging small-scale retail and unique, locally owned shops instead of generic commercial sprawl.

4. Enhance Green Spaces & Rural Character

- Support preservation of open space & agricultural land in the surrounding rural landscape through conservation efforts and zoning controls.
- Expand parks & trails with linear parks, nature trails, and greenways that provide access to open spaces without overdeveloping them.
- Encourage sustainable landscaping and tree preservation to protect mature trees, native vegetation, and community gardens to enhance aesthetics and environmental quality.

5. Support a Vibrant & Walkable Downtown

- Encourage a mix of uses to ensure downtown becomes a hub for dining, shopping, entertainment, and civic activity.
- Enhance public art and cultural programming by promoting murals, sculptures, live performances, and local artisans to enrich downtown’s identity.
- Make downtown a destination by fostering a welcoming atmosphere and by prioritizing pedestrian-friendly streetscapes, outdoor seating, and community events.



HISTORIC & CULTURAL PRESERVATION

Taneytown's historic and cultural assets are more than just physical landmarks—they are the enduring threads that weave together the community's identity, character, and sense of place. Preserving these resources is essential to maintaining the Town's unique sense of heritage while also fostering economic vitality and community pride. By protecting and celebrating historic structures, promoting cultural events, and encouraging adaptive reuse, Taneytown can create dynamic spaces that honor its past while serving the evolving needs of its residents.

Planning for historic and cultural preservation is not solely about protecting old buildings; it is about recognizing the stories they tell, the connections they foster, and the economic potential they

hold. Thoughtful preservation can attract visitors, stimulate local business, and inspire community cohesion through shared heritage. Moreover, integrating cultural programming with preservation efforts can provide new avenues for education, engagement, and celebration.

As Taneytown continues to grow and evolve, balancing new development with historic preservation will be vital to retaining the small-town charm that defines the community. Initiatives that prioritize preservation while promoting sustainable, economically viable uses of historic spaces will not only safeguard Taneytown's architectural legacy but also support a thriving, connected community for generations to come.



GOAL #1

Preserve and promote Taneytown's historic districts and architectural character.

In 2008, Taneytown adopted a set of design standards for the Taneytown Historic District (also known as the Old Town). These design standards set parameters that will strengthen the cohesion and atmosphere of Taneytown's historic identity for residents and visitors.

GOAL #2

Expand Taneytown's heritage tourism and cultural programming to celebrate local history.

Taneytown's rich history provides a unique foundation for expanding heritage tourism and cultural programming. By highlighting local landmarks, historical narratives, and community traditions, the Town can attract visitors while fostering a deeper appreciation of its heritage among residents.

GOAL #3

Encourage the adaptive reuse of historic structures for modern purposes.

Encouraging the adaptive reuse of historic structures allows Taneytown to preserve its architectural heritage while meeting contemporary needs. Thoughtful adaptations can blend old and new, creating vibrant, functional spaces that honor Taneytown's past while contributing to its future.

HISTORIC & CULTURAL PRESERVATION PLAN

Taneytown's unique historical and cultural heritage offers a rich tapestry that can be thoughtfully preserved while embracing contemporary uses and economic opportunities. By prioritizing the conservation of its historic district and architectural character, the Town can maintain its small-town charm while promoting a vibrant, economically sustainable community.

Taneytown's historic district is a defining feature of its identity. Maintaining the architectural integrity of this area can enhance the visual appeal of the community, attract visitors, and foster local pride. Within the historic district, new development and redevelopment must adhere to the established Old Town Design Standards, which promote compatible materials, setbacks, scale, and rhythm in new constructions and renovations. Additionally, recognizing and celebrating structures with historical significance through plaques, walking tours, or interpretive signage can reinforce the community's connection to its past.

By expanding heritage tourism initiatives, Taneytown can leverage its rich history to draw visitors and support local businesses. Events like guided historic tours, seasonal festivals, and educational programs can showcase the City's architectural, economic, and cultural assets. Creating partnerships with local historical societies, schools, and cultural organizations can further enrich the narrative and provide diverse experiences for residents and visitors alike. Events that celebrate the Town's German and early American roots, such as historic reenactments or market fairs, can foster a deeper appreciation of the community's heritage.

Adaptive reuse of historic structures can breathe new life into underutilized buildings, contributing to economic development while preserving the Town's architectural character. Property owners can be encouraged to repurpose historic structures for modern uses, such as converting old storefronts into cafes, art galleries, or community spaces. By providing information and technical assistance in applying to grants and programs geared toward historic or cultural preservation, Taneytown can provide a strong network for revitalization to Downtown residents and business owners. Additionally, the Town can promote best practices in preservation and reuse,

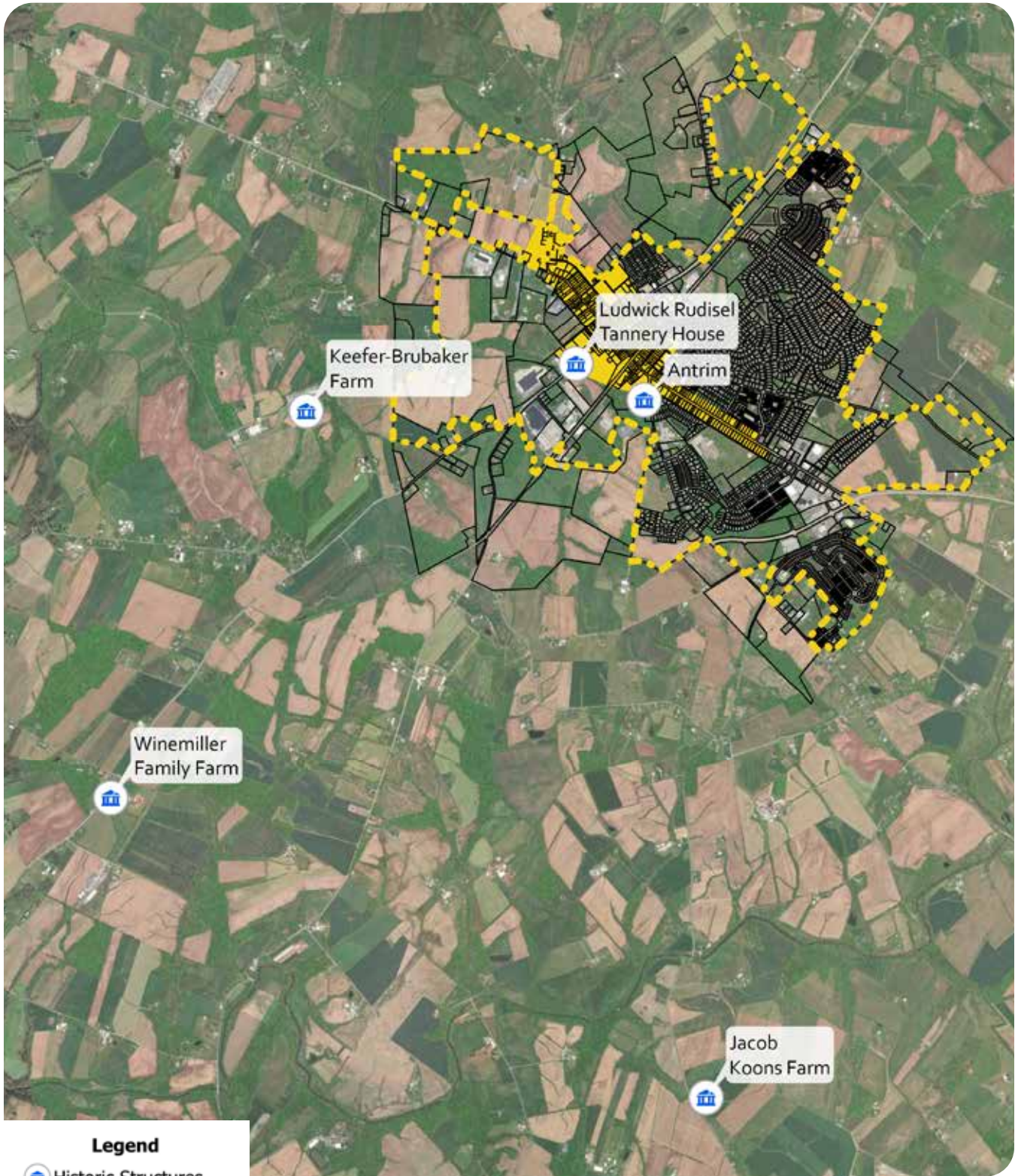
highlighting successful projects as models for future initiatives.

A list of State, County and private programs which aid in historical and cultural preservation can be found in table HCR-2 on page 128.




DEFINING THE TERMS

Heritage Tourism: Heritage tourism involves traveling to experience the history, culture, and traditions of a place, including its historic sites, architecture, landmarks, and cultural events. It fosters a deeper connection to the past while supporting the preservation of local heritage and boosting the local economy.

TANEYTOWN HISTORIC DISTRICT MAP



Legend

-  Historic Structures
-  City Limits
-  Taneytown Historic District

0 0.25 0.5 1 1.5 Miles



PUBLIC SAFETY & COMMUNITY WELL-BEING

Public safety and community well-being are fundamental to creating a thriving and resilient Taneytown. Ensuring that all residents feel secure and connected fosters not only a sense of place but also promotes economic vitality and quality of life. Effective public safety planning involves more than maintaining emergency services; it requires building strong partnerships with community organizations, addressing infrastructure needs, and fostering inclusive spaces where every resident can participate and feel valued.

In Taneytown, integrating public safety initiatives with community well-being efforts can serve as a powerful tool for unifying neighborhoods and creating a network of support across the City. By prioritizing accessibility, connectivity, and proactive communication, the Town can promote safe, welcoming spaces that encourage social interaction and mutual support. Investments in

ADA-compliant infrastructure and accessible public facilities can further reinforce a culture of safety, ensuring that residents of all ages and abilities can navigate their community comfortably and confidently.

Additionally, by emphasizing community-oriented policing and continuing to foster open communication between law enforcement and residents, Taneytown can keep cultivating an atmosphere of trust and cooperation. This not only strengthens the relationship between public safety departments and the community but also empowers residents to take an active role in safeguarding their neighborhoods. A comprehensive approach to public safety and community well-being can transform Taneytown into a place where every resident feels connected, protected, and supported.



GOAL #1

Ensure police, fire, and emergency services keep pace with population growth.

As the population expands in Taneytown, utilities and public facilities must expand with it to ensure safe, reliable services. Growth must be carefully managed and planned for to maintain ample budget, employees, and facilities as growth occurs.

GOAL #2

Promote safe, inclusive, and connected neighborhoods.

Taneytown should promote community-driven programs, accessible infrastructure, and strategic partnerships to strengthen social connections and the fabric of Taneytown's neighborhoods.

GOAL #3

Strengthen community engagement through partnerships with schools, churches, and civic groups.

By identifying organizations with common goals, Taneytown can develop collaborative programs with community members to achieve those goals. Through regular communication, empowered community leadership, and pooled resources and support, Taneytown can foster an engaged and cohesive community network.

PUBLIC SAFETY & COMMUNITY WELL-BEING

Taneytown's Public Safety and Community Well-Being Plan aims to foster a secure and inclusive environment that promotes both physical safety and social connectivity among all residents. As the City continues to grow, ensuring that police, fire, and emergency services keep pace with population increases will be vital. Adequate staffing, modernized equipment, and ongoing training can enhance the capacity of public safety departments to effectively respond to emergencies while maintaining a visible, community-oriented presence.

Partnerships with local schools, churches, and civic organizations will be integral to cultivating a culture of safety and support. Collaborative programs that engage youth, promote neighborhood watch initiatives, and provide resources for vulnerable populations can reinforce a sense of shared responsibility and community pride. Efforts to establish safe routes for walking and biking can further connect neighborhoods, reduce traffic congestion, and provide alternatives to vehicular travel.

Ensuring public spaces are ADA compliant increases the ease and safety of travel for all residents, not just those with mobility constraints, auditory issues, or vision loss. Implementing ADA-compliant infrastructure can include installing ramps, upgrading sidewalks, adding tactile paving, and incorporating audible pedestrian signals at intersections. The City can explore funding opportunities through state and federal grants, such as the Maryland Accessible Public Spaces Grant or Community Development Block Grants (CDBG), which can provide resources for retrofitting existing infrastructure or constructing new, accessible public facilities.

Targeted outreach and communication campaigns can increase awareness of available public safety resources, encourage participation in community programs, and foster greater trust between residents and law enforcement. The Taneytown Police Department, in coordination with the Maryland State Police and the Carroll County Sheriff's Office, plays a central role in these efforts, emphasizing community policing strategies that prioritize relationship-building and proactive crime prevention.

Public facilities, including parks, the library, and the senior center, can serve as focal points for these initiatives, providing accessible spaces for residents to gather, access resources, and participate in safety-focused programs. Incorporating elements such as well-lit pathways, ADA-compliant infrastructure, and emergency call stations can further enhance the perception and reality of safety throughout Taneytown. By strategically investing in public safety infrastructure and strengthening partnerships with community organizations, Taneytown can create a cohesive framework that supports the safety and well-being of all residents.



Lighted pedestrian crossings powered by solar panels ensure safe crossing for pedestrians and bicyclists.

Source: U.S. Army Corps of Engineers Savannah District, CC BY 2.0 <<https://creativecommons.org/licenses/by/2.0/>>, via Wikimedia Commons



In addition to keeping the community safe through patrols and service calls, the Taneytown Police Department engages with the community by regularly hosting and participating in community events and fundraisers.

Source: Facebook.com user Taneytown Police Department

INTERGOVERNMENTAL COORDINATION

Effective intergovernmental coordination is essential for ensuring that Taneytown's growth aligns with broader regional priorities, mitigates potential conflicts, and leverages resources for shared objectives. As the City continues to evolve, its ability to coordinate planning efforts with Carroll County, Maryland State agencies, and other regional entities will play a critical role in addressing infrastructure needs, protecting environmental resources, and enhancing public services.

Collaboration with neighboring jurisdictions provides opportunities to address common challenges such as transportation connectivity, stormwater management, and public safety in ways that maximize available resources and reduce redundancy. By participating in regional planning efforts, Taneytown can gain valuable insights into emerging trends and best practices, ensuring that its policies and initiatives are informed by broader regional goals.

Additionally, intergovernmental coordination fosters stronger communication channels, enabling Taneytown to anticipate potential impacts of development in surrounding areas and proactively address issues that may cross municipal boundaries. This proactive approach not only strengthens the City's capacity to manage its own growth effectively but also positions Taneytown as a cooperative partner in advancing shared regional objectives.

By actively engaging in collaborative planning, Taneytown can not only manage its own growth more effectively but also contribute to regional strategies that promote sustainable development, connectivity, and resilience across jurisdictional boundaries.



GOAL #1

Enhance collaboration with Carroll County, Maryland State agencies, and regional planning entities.

Taneytown can maintain collaboration with other agencies through regular communication and aligning local policies with regional priorities. Strengthening data sharing, coordinating infrastructure projects, and participating in cross-jurisdictional planning workshops can further foster effective partnerships and amplify the impact of local initiatives.

GOAL #2

Seek grant funding and public-private partnerships to implement infrastructure and economic initiatives.

Taneytown can pursue state and federal grant opportunities to fund infrastructure upgrades and economic development projects while leveraging public-private partnerships to attract additional investment and expertise. Collaborating with local businesses, regional planning agencies, and economic development organizations can further enhance funding prospects and support strategic project implementation.

INTERGOVERNMENTAL COORDINATION PLAN

Taneytown's growth and development are intrinsically linked to its relationships with Carroll County, Maryland State agencies, and other regional planning entities. Effective intergovernmental coordination ensures that planning efforts are aligned across jurisdictions, fostering a comprehensive approach to managing infrastructure, environmental resources, and public services. By maintaining open lines of communication, the City can proactively address regional challenges, mitigate potential conflicts, and promote cohesive land use strategies that benefit both Taneytown and the surrounding areas.

The Town/County Agreement remains the cornerstone of Taneytown's intergovernmental coordination efforts, establishing protocols for shared planning, service provision, and fiscal responsibilities. This agreement outlines the joint review process for development plans, site plans, and subdivision proposals, ensuring that both City and County planning objectives are considered in project evaluations. In addition, the agreement defines the Growth Area Boundary, delineating where municipal services such as water, sewer, and emergency services are expected to extend, guiding both annexation decisions and future infrastructure investments.

In the realm of comprehensive planning, the City continues to work closely with Carroll County to align land use, transportation, and public facility plans. While each jurisdiction now prepares its own comprehensive plan, ongoing collaboration allows Taneytown to coordinate development in areas that impact regional growth and connectivity. The County's continued role in providing planning staff assistance further enhances the City's capacity to review and evaluate development proposals effectively, promoting consistency in land use decisions.

Annexation policies serve as a vital component of Taneytown's intergovernmental coordination strategy, establishing a clear framework for extending municipal services to areas within the Growth Area Boundary. This structured approach not only supports orderly development but also ensures that new growth is accompanied by adequate infrastructure and public services. By engaging Carroll County early in the annexation process, Taneytown can address zoning, land use,

and service provision issues, fostering mutually beneficial outcomes.

Taneytown participates in several regional planning and coordination groups that enhance intergovernmental collaboration. The Water Resource Coordination Council (WRCC), formed in 2007, provides a platform for discussing water resource management issues and developing regional solutions for watershed protection, stormwater management, and infrastructure development. The Maryland Planning Commissioners Association (MPCA) also provides opportunities for Taneytown to engage with other municipal and county planning commissioners, fostering the exchange of information and promoting best practices in land use and zoning.

The City's membership in the Maryland Municipal League (MML) further strengthens its intergovernmental coordination efforts, providing access to policy research, advocacy, and technical assistance. As a member of MML, Taneytown can engage in state-level discussions on key issues affecting municipalities, from funding for infrastructure projects to legislative changes impacting local governance.

Taneytown will continue to seek opportunities to enhance collaboration with Carroll County, state agencies, and regional partners. By aligning local policies with broader regional priorities, pursuing grant funding for infrastructure projects, and fostering public-private partnerships, the Town can build on its existing framework for intergovernmental coordination while advancing strategic community development goals.



TANEYTOWN GROWTH AREA BOUNDARY

