

ZONING

175 Attachment 3

Caroline County
Table of Use Regulations

[Amended 8-12-2014 by Ord. No. 2014-1; 8-14-2018 by Ord. No. 2018-4; 10-6-2020 by Ord. No. 2020-1; 1-18-2022 by Bill No. 2022-1]

Use ³	Zoning Districts									Additional Regulations ¹
	Primary									
	VC	VN	R	R-1	R-2	C-1	C-2	I-2	MH	
AGRICULTURE										
Agricultural production ² except:	P	P	P	P	P	P	P	P	P	
Commercial feedlots ²			E					P		Setback: 500 feet
Commercial swine raising			E					P		Setback: 500 feet
Commercial poultry raising		E	P	E		E	E	P		Setback: 200 feet
Commercial fur-bearing animal or rabbit raising	E	E	P	E		E	E	P		Setback: 200 feet
Agricultural tourism	P	P	P	P	P	P	P	P		
Forestry or tree farming	P	P	P	P	P	P	P	P	P	
Greenhouse or nurseries (wholesale)		E	P	E		E	S	S		Building setback: 100 feet
Greenhouse or nurseries (retail)	E		S			E	S			Building setback: 100 feet
Fishery activity facilities	P	E	S	E		S	S	S		See § 175-35
Wild game processing facilities			S			S	S			
Wineries, breweries, cideries and distilleries	S		S			S	S			
ANIMAL CARE AND SERVICES										
Veterinary hospitals or clinics ²	E	E	E	E		S	S			Setback: enclosed, 100 feet; open, 200 feet
Kennels, commercial ²	E	E	E	E		S	S			Setback: 200 feet
Kennels, noncommercial ²	P	P	P	P	P	P	P	P	P	
Rescue and sanctuary facilities		E	E	E		S	S	E		
Wildlife rehabilitation facilities		E	E	E						
Pet services	S					S	S			
Livestock auction or sales barns			E				S	S		Animal containment areas or structures: setback: 200 feet
Stables, commercial or club ²		E	S	E		S	S	E		Building setback: 200 feet
Stables, non commercial		P	P	P	P	P	P	P	P	
RESIDENTIAL										
Single-family dwellings, detached ²	P	P	P	P	P	P	P	E	S	Not including mobile homes
Two-family dwellings ²	P	E		E	P					Minimum lot size: 1 acre in R-1 District
Multifamily dwellings	E									
Group homes ²	E	E	E	E	E	E	E		E	
Farm laborer housing			E					E		See § 175-22
Boardinghouses ²	E	E	E	E	E	E	E			
Guesthouses ²	E	E	E	E	E	E	E	E	S	
Accessory dwelling units	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E		See § 175-83
Conversion of existing buildings or portions thereof to one-family dwellings or units shall be permitted as a matter of right; and conversion of existing buildings or portions thereof to two-family dwellings or units or multifamily dwellings or units shall be permitted by special exception only.	P	E	E	E	P/E	E	E	E		Existing building at least 5 years old, except in R-2 Districts
Live/work building	P	P								See § 175-8
Dwellings for resident watchmen or caretakers employed on the premises								P		
Farm mobile homes		P/E	P/E	P/E		P/E	P/E	P/E		See §§ 175-66 and 175-72
Hardship mobile homes	E	E	E	E		E	E	E	E	See §§ 175-67 and 175-72
Emergency mobile homes	P	P	P	P	P	P	P	P	P	See §§ 175-69 and 175-72
Temporary mobile homes	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E	S	See §§ 175-70 and 175-72
Multisection mobile homes on individual lots	P	P	P	P	P	P	P	E	S	See §§ 175-71A and 175-72
Other mobile homes on individual lots			P/E						S	See §§ 175-71B and 175-72
Mobile home parks ²									S	See §§ 175-68, 175-72 and 175-14

KEY TO USE TABLES:

P = Permitted use.
S = Permitted use subject to site plan approval, (See Article XIV.)
E = Permitted use subject to special use exception. (See Article XVI.)
/ = or

NOTES:

- ¹ The additional regulations are in addition to any other regulations found elsewhere in this chapter.
- ² This use is specifically defined in Article II, Definitions, of this chapter.
- ³ All permitted uses are required to comply with Chapter 108 of this Code if the subject

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A blank indicates that the use is not permitted under any situation.

property is located, in whole or in part, in a regulated floodplain area. See Chapter 108.

Use ³	Zoning Districts									Additional Regulations ¹
	Primary									
	VC	VN	R	R-1	R-2	C-1	C-2	I-2	MH	
COMMERCIAL RETAIL										
Mobile home subdivisions ²									S	See §§ 175-68, 175-72 and 175-14
Lumber and other building materials dealers							S	S		
Mobile home dealers							S	S		
Boat dealers							S			
Auction houses or sales barns, no livestock							S	E		
Monument and memorial stones (production and sales)	S	E				S	S	S		
Retail bakeries	S	E				S	S			
Produce stands ²	P	E	P	E		P	P	P		Maximum size: 750 square feet; front setback: 15 feet
Farmers markets ²	S		E			S	S			
Agricultural products or supplies sales	S		E			S	S	S		
Material storage yards in connections with retail sales			E			E	S	S		
Commercial retail, small scale	S	E				S	S			Gross floor area 3,000 square feet and under
Commercial retail, large scale						E	S			Gross floor area over 3,000 square feet
COMMERCIAL BUSINESS AND PERSONAL SERVICES										
Rural special event venue			E	E						See § 175-47
Contractor storage yard						S	S	S		
Restaurants	S					S	S	S		
Restaurants, drive-in or fast-food ²	S					S	S	S		
Delicatessens	S					S	S			
Motels or hotels ²							S			
Bed-and-breakfasts	E	E	E	E	E	E	E	E		See § 175-31.
Country inns	E	E	E	E	E	E	E	E		See § 175-32.
Food storage lockers						S	S	S		
Commercial, trade or business schools	E		E			S	S	S		
Funeral Services or crematories	S					S	S			
Taverns, nightclubs, lounges	E					S	S			
Warehouse, mini-storage						E	S	S		
Material storage yards in connection with commercial business, personal services, contractors, offices, clinics, studios						S	S			
Services, professional includes accounting, architecture, denistry, financial institutions, insurance, law, real estate, etc.	S	E	E	E	E	S	S			Gross floor area 4,000 square feet and under
Services, general (small scale)	S	E				S	S			Gross floor area 3,000 square feet and under. See § 175-8.
Services, general (large scale)							S			Gross floor area over 3,000 square feet. See § 175-8.
Music, dance, drama, crafts or physical education	S					S	S			
Residential trucking or service business			E							See § 175-8 and 175-45.
Trucking or service business							P	P		See § 175-8.
COMMERCIAL AMUSEMENTS										
Indoor commercial amusements, including billiards, bowling, health clubs, banquet halls, theaters, skating rinks, tennis or racquetball clubs, game arcades	E					E	S			

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 / = or
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NOTES:

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² This use is specifically defined in Article II, Definitions, of this chapter.
³ All permitted uses are required to comply with Chapter 108 of this Code if the subject property is located, in whole or in part, in a regulated floodplain area. See Chapter 108.

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Use ³	Zoning Districts									Additional Regulations ¹
	Primary									
	VC	VN	R	R-1	R-2	C-1	C-2	I-2	MH	
Outdoor commercial amusements, including amusement parks, drive-in theaters, miniature golf, swimming pools	E		E			E	S			See § 175-24 and 175-25.
Circus or carnival	E		E			E	S			
Zoological gardens			E				E			
Golf, driving ranges			E			E	S			
Golf courses		E	E	E		E	S			
Campgrounds ²			E			E	E			See § 175-23.
Private clubs, lodges, country clubs ²	S	E	E	E		S	S		S	
Hunting and fishing clubs without shooting ranges	S	E	P	E		P	P	P	S	
Archery ranges	E	E	E	E		E	E			
Marinas or yacht clubs	E	E	E	E		E	E	E	S	
Racetracks ²			E			E	E			
Gun club activities			E			E	E			Limited activities may be permitted in the R-1 Zoning District. See Art. XXIV.
COMMERCIAL WHOLESALE										
Wholesaling or warehouse establishments, small							S	S		Gross floor area 20,000 square feet and under
Wholesaling or warehouse establishments, large							S	S		Gross floor area over 20,000 square feet
Warehousing storage and wholesaling or agricultural products, supplies and commodities			E				S	S		
MOTOR VEHICLES AND RELATED SERVICES										
Motor vehicle dealers - new or used							S	S		
Automobile filling stations repair or service shops ²	E					S	S	S		Fuel pump setback: 20 feet
Automobile parking lot or storage garages, nonaccessory						E	S	S		
Temporary and/or seasonal storage and service of transient trailers, camping trailers, boats, tents or touring vans							S	S		
Truck filling station, repair or service shops							S	S		
Vehicle rental or leasing, taxi service, bus terminal						S	S	S		
Car wash facility						S	S	S		
Other motor vehicle and travel related uses,						E	S			
Automobile auctions							E	S		
Towing service and wrecked vehicle storage							S	S		
INDUSTRIAL										
Truck terminals								S		See § 175-26
Tire retreading								S		See § 175-26
Salvage and junkyards ²								S		
Bulk plants								E		See § 175-26
Fuel storage over 50,000 gallons								S		See § 175-26
Sand, gravel and mineral extraction or processing			E			E	E	E		See § 175-26, 175-27 and Article XIV
Sawmills, commercial			E					S		See § 175-26
Sawmills, only for timber grown on the premises			P			E	E	S		See § 175-26
Agricultural and fishery products processing plants			E					S		See § 175-34

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Use ³	Zoning Districts									Additional Regulations ¹
	Primary									
	VC	VN	R	R-1	R-2	C-1	C-2	I-2	MH	
Distillation of alcohol as a fuel or fuel supplement			E					S		See § 175-26
Farm machinery and implement sales, service or repair			E				S	S		See § 175-26
Electric power generating facilities over 500 kilowatts								S		See § 175-26
Electric power generating facilities 500 kilowatts and under, nonaccessory			E			E	E	S		See § 175-26
Research and development facilities							E	S		See § 175-26
Concrete or asphaltic concrete batching and mixing plants								S		See § 175-26 and Article XIV.
Concrete and clay products manufacturing								S		See § 175-26 and Article XIV.
Concrete or asphalt recycling			E					S		
Other general manufacturing assembly or light industrial plants								S		See § 175-26.
All other industrial uses								E		See § 175-26.
INSTITUTIONAL										
Power substations and cross-county transmission lines	E	E	E	E	E	E	E	E	E	
Railroad rights-of-way and tracks	E	E	E	E	E	E	E	P	E	
Railroad sidings, nonaccessory		S	S			S	S	S		
Solid waste ²										
Collection sites ²	E	E	E	E		E	E	E		
Natural wood waste ² recycling facilities			E							See § 175-28 and Article XIV.
Composting facilities ²			E					E		See § 175-28 and Article XIV.
Solid waste processing facilities ²								E		See § 175-28 and Article XIV.
Solid waste disposal facilities ² , including landfills, incinerators								E		See § 175-28 and Article XIV.
Resource recovery facilities ²								E		See § 175-28 and Article XIV.
Water-supply treatment facilities			E					E	E	Nonaccessory only
Wastewater treatment facilities			E					E	E	Nonaccessory only; see § 175-29.
Fire or rescue service	S	S	S	S	S	S	S	S	S	
Public or governmental buildings	P	P	P	P	P	P	P	P		
Civic community centers or service clubs	S	E	E	E	E	S	S		S	
Museums or libraries	S	E	E	E	E	S	S			
Family day-care centers ²	P	P	P	P	P	P	P	P	P	
Group day-care centers ²	S	E	E	E	E	S	S	E	S	
Educational facilities	S	S	S	S	S	S	S		S	
Hospitals ²	E	E	E	E	E	S	S		S	
Nursing or convalescent homes ²	S	E	E	E	E	S	S		S	
Domiciliary care facilities ²	S	E	E	E	E	S	S		S	
Religious facilities	P	P	P	P	P	P	P			
Public or nonprofit park and recreation areas, including tennis courts, swimming pools, athletic fields, etc.	S	S	S	S	S	S	S	S		
UNCLASSIFIED										
Accessory buildings or uses ²	P	P	P	P	P	P	P	P		See Article IX.
Adult-oriented businesses								S		
Airports or landing fields ²			E			E	E	E		
Cemeteries or memorial gardens		E	E	E		E	E	E		
Communication towers	E	E	E	E	E	E	E	E		See § 175-41.
Cottage industry	E	E	S	E		S	S	S		See § 175-33.
Docks, piers, bulkheads, boat ramps	P	P	P	P	P	P	P	P		Exempt from minimum setbacks
Essential services ²	P	P	P	P	P	P	P	P		No zoning certificate required

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	Primary									
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Garage or yard sales ²	P	P	P	P	P	P	P	P		No zoning certificate required
Home occupations ²	P	P	P	P	P	P	P	P		See § 175-30.
Portable storage unit, temporary	P	P	P	P	P	P	P	P		
Renewable energy sources			E				E	E		See §§ 175-8, 175-84 and 175-85
Signs ²	P	P	P	P	P	P	P	P		See Article XIII.
Temporary structures incidental to construction operation	P/E	P/E	P/E	P/E	P/E	P/E	P/E	P/E		See § 175-36.
Sewage sludge storage and mixing facilities			S					S		See § 175-37 and Article XIV.
Small wind-energy systems	P	P	P	P	P	P	P	P		See § 175-8 and 175-84.
Visitor center	S					S	S	S		
Solar energy systems, accessory	P	P	P	P	P	P	P	P	P	See § 175-8
Solar power plant			E				E	E		See §§ 175-8 and 175-85

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