

ZONING

155 Attachment 1

**Table of Permitted Uses by Zoning District
Dorchester County, Maryland**

[Amended 2-3-2009 by Bill No. 2009-1; 6-13-2000 by Ord. No. 273; 10-30-2001 by Ord. No. 299; 9-24-2002 by Ord. No. 310; 9-14-2004 by Bill No. 2004-21; 5-17-2005 by Bill No. 2005-6;
8-11-2009 by Bill No. 2009-8; 10-18-2011 by Bill No. 2011-7; 7-15-2014 by Bill No. 2014-8; 4-7-2015 by Bill No. 2015-3; 7-9-2016 by Bill No. 2016-4; 12-20-2016 by Bill No. 2016-7;
6-4-2019 by Bill No. 2019-5; 3-1-2022 by Bill No. 2022-1; 9-6-2022 by Bill No. 2022-8; 11-4-2024 by Bill No. 2024-8; 12-17-2024 by Bill No. 2024-10]

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Use Category	Use	Includes/Excludes	Requirements	Zoning District													
				RC	RR-C	RR	RR-RCA	AC	AC-RCA	SR	SR-RCA	V	B-1	B-2	I-1	I-2	
Agriculture	Accessory agricultural uses and structures	Includes: 1. Farm buildings, barns, cribs, sheds, toolrooms, workshops, tanks and silos; 2. Open or enclosed storage of farm materials, products, equipment or vehicles; 3. Petroleum storage not for resale, subject to county, state and federal regulations;	See supplementary use regulations for agricultural equipment storage	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Agriculture	Accessory agricultural uses and structures, cont.	4. Grain flow, field blending and packaging, including milling, drying and storing; 5. The use of trailers for storage															
Agriculture	Agricultural fertilizer, livestock feed and grain mixing, storage and sale		Buildings must be set back 200 feet from any property line or public way			S		S					S	P	P	P	P
Agriculture	Agricultural processing	Includes raw product packaging, freezing and canning		P	S	S	S	P	P				S	P	P	P	P
Agriculture	Agricultural production	Includes growing field crops, grazing, livestock grazing and supplemental feeding, not including feeding lots, hay production, orchards, vegetable growing, sod farming, vineyards and Christmas tree growing		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agriculture	Farm winery	Includes: 1. Processing and storage of fruit juice, or fruit grown on the property. 2. Winery tours and picnic area. 3. Wholesale and retail sales. 4. Tasting room, limited food service and promotional events. 5. A restaurant may be permitted in the AC District by special exception approval.	See supplementary use regulations for farm winery	P				P,S	P								
Agriculture	Grain processing, drying and storage (wholesale commercial)	Grain dryers	Buildings must be set back 200 feet from any property line or public way.	P	S	S	S	P	P				S	P	P	P	
Agriculture	Greenhouse and plant nursery (as accessory to agricultural production on a farm)			A	A	A	A	A	A	A	A	A	A	A	A	A	A
Agriculture	Greenhouse and plant nursery, retail			S	S	S	S	S	S	S	S	S	P	P	P	P	P
Agriculture	Greenhouse and plant nursery, wholesale	Includes retail sales only of products grown on the premises.		P	P	S	S	P	P	S	S	S	P	P	P	P	P
Agriculture	Livestock auction house and sales yards			S				S	S							P	P
Agriculture	Poultry and hog houses, horse and dairy barns and manure storage and composting structures	Includes feeding lots, accessory agricultural lagoons and other uses involving the concentrated handling or containment of animals and their waste.	See supplementary use regulations under poultry and hog houses, etc.	P	S			P	P								

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				RC	RR-C	RR	RR-RCA	AC	AC-RCA	SR	SR-RCA	V	B-1	B-2	I-1	I-2		
Agriculture	Produce market		See supplementary use regulations for produce market		P	P			P					P				
Agriculture	Produce stands	Includes offering fresh agricultural products, in season, for sale	Stands shall provide safe and adequate access and off-street parking. Stands shall be completely removed or closed as appropriate at the end of the season.	P	P	P	P	P	P					P	P	P	P	P
Agriculture	Timber grading	Includes chipping and cutting.	All permanently installed power-driven sawmill equipment shall be at least 200 feet from any property line or public way.	P	P	P	P	P	P	P	P			P	P	P	P	P
Aquaculture	Aquaculture	Includes the raising, harvesting, packing and wholesale sales of aquacultural products raised on the premises, but excludes the rendering or processing of a seafood product.	See supplementary use regulations for aquaculture.	P	P	S	S	P	P					S	S	P	P	P
Aquaculture	Hatcheries		Concentrated handling of containment of animals shall be located at least 200 feet from any property line or public way.	P	P	S	S	P	P					S	S	P	P	P
Commercial business and personal services	Adult cabaret	See definition of "adult cabaret" under terms defined.	See supplementary use regulations for adult cabaret.													S		
Commercial business and personal services	Animal hospitals and veterinary clinics		All buildings and runways shall be at least 200 feet from any property line or public way.											S	P	P	P	P
Commercial business and personal services	Automobile service, repair, washing and fuel sales	Includes: 1. Autobody work, boat, truck and recreational vehicle repair. 2. Where body work and repair is permitted, an accessory salvage yard of no more than 25 vehicles is permitted.	1. In the B-1 District fuel sales are permitted by right; a special exception is required for other uses. 2. In the I-2 District only fuel sales are permitted; no auto body work, service or repair.											S	P, S	P	P	P
Commercial business and personal services	Automobile service, repair, washing and fuel sales, cont.		3. Any salvage yard shall be screened from public view. 4. Fuel pumps must meet the setbacks for principal structures.															
Commercial business and personal services	Banks and other financial institutions													S	P	P	P	
Commercial business and personal services	Bars, cocktail lounges, nightclubs	Includes dancing and entertainment. Adult cabaret requires a special exception.															P	
Commercial business and personal services	Building and landscape contracting and maintenance	Includes: 1. Contracting for air conditioning, electricians, excavation, floor covering, glass repair, heating, plumbing, tree trimming and well and septic installation.												S	P	P	P	P

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Commercial business and personal services	Building and landscape contracting and maintenance, cont.	2. Storage and minor repair of heavy construction equipment such as dump trucks, bulldozers, cranes and the like.																
Commercial business and personal services	Clothing, bag, carpet and rug cleaning		Effective precipitation or recovery of dust shall be provided.										S	P	P	P	P	
Commercial business and personal services	Commercial, trade or business schools												S	P	P	P		
Commercial business and personal services	Dispatching services	Includes ambulance and taxi dispatching services												S	P	P	P	
Commercial business and personal services	Funeral homes and crematoriums												S	P	P	P		
Commercial business and personal services	Hotels, motels														P	S		
Commercial business and personal services	Inns	May include the following related accessory uses: antique, gift, food or similar specialty shops,; restaurants, banquet facility and catering service; and any other uses similar to the foregoing or normally and customarily incidental to an inn.	See supplementary use regulations for inns.			S		S					S					
Commercial business and personal services	Kennels			S	S	S	S	S	S	S	S	S	S	P	P			
Commercial business and personal services	Marine equipment service and repairs												S	P	P			
Commercial business and personal services	Massage parlors	See definition under terms defined.	See supplementary use regulations for massage parlors.												S			
Commercial business and personal services	Material storage yards in connection with commercial business, personal services, contractors, offices, clinics, studios		Outside storage of materials and equipment must be screened or buffered from public view.										S	P	P	P		
Commercial business and personal services	Office buildings												S	S	P	P	P	

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Commercial business and personal services	Personal services	Includes shoe repair, appliance repair, hair salons, massage, gun repair, taxidermy. Includes self-service laundries and dry-cleaning stores, which are pickup stations only.											S	P	P		
Commercial business and personal services	Professional services	Includes accounting, architecture, chiropractic medicine, medical clinics, dentistry, financial, insurance, land planning, law, medicine, real estate surveying, travel agent and similar uses.											P	P	P		
Commercial business and personal services	Restaurants												S	P	P		
Commercial business and personal services	Restaurants, drive-in															S	
Commercial business and personal services	Theaters/movie houses		Drive-in theater screen may not face a public way.										S	P	P	P	
Commercial retail	Adult entertainment center	See definition under terms defined.														S	
Commercial retail	Agricultural machinery or equipment sales and incidental repairs							S						P	P	P	P
Commercial retail	Automobiles, trucks, recreational vehicles, boats, and manufactured home parking, sales and storage	Includes incidental repairs.											S	S	P		
Commercial retail	Lumber and other building materials dealers													P	P	P	P
Commercial retail	Material storage yards in connection with retail sales												S	P	P	P	P
Commercial retail	Retail stores	Includes: 1. Hardware, grocery, appliance, furniture, clothing, book, florist, drug, liquor, variety, food, bakery, antique, craft and gift stores, video and similar uses. 2. Shopping centers. 3. Large highway-oriented retail stores.	See supplementary use regulations for retail stores and shopping centers.													P	
Commercial retail	Retail stores, small	Includes hardware, grocery, drug, liquor, variety, bakery goods, antique, craft and gift stores.	1. Gross floor area of all structures not to exceed 3,000 square feet. 2. Ingress/egress and parking spaces must be clearly marked or indicated.										S	P	P		
Commercial retail	Sale and storage of goods produced or processed by a permitted use on the site		Retail sales area limited to 1,000 square feet.										A		A	A	A

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Commercial retail	Shopping center, neighborhood		Total gross floor area of all structures shall not exceed 7,000 square feet and no single store shall exceed 3,000 square feet.										S	S					
Commercial retail	Stone monument sales and works		Stone cutting activities must be set back 100 feet or more from all property lines.													P	P	P	
Industrial	Airfields		See supplementary use regulations.														S	S	
Industrial	Airstrips and heliports	In RCA Districts, only private airstrips for the landowner's personal use and which are clearly incidental and accessory to an existing residential use are permitted.	See supplementary use regulations for airstrips and heliports	S	S	S	S	S	S				S						
Industrial	Asphalt and concrete mixing plants		See supplementary use regulations for industrial uses.														P	P	
Industrial	Bottling and distribution of beverages		See supplementary use regulations for industrial uses.													P	P	P	
Industrial	Brewing or distilling		See supplementary use regulations for industrial uses.													S	P	P	
Industrial	Brick, pottery, tile and terra cotta manufacturing		See supplementary use regulations for industrial uses.														P	P	
Industrial	Chemical, physical and biological laboratories	Includes laboratories for scientific research and experimentation.	See supplementary use regulations for industrial uses.														P	P	P
Industrial	Explosive materials storage		1. Not exceeding 500 pounds; 2. State and federal permits and licenses must be obtained; 3. All setbacks must be measured from property lines and not from dwellings.															S	S
Industrial	Flammable liquid storage and wholesale distribution		1. Storage areas and structures must be set back 200 feet from property lines and public ways. 2. Use must meet all fire prevention regulations. 3. See supplementary use regulations for industrial uses.														S	P	P
Industrial	Ice manufacturing/cold storage		See supplementary use regulations for industrial uses.														P	P	P
Industrial	Junk and salvage yards		See supplementary use regulations.																S
Industrial	Land clearing debris landfills and rubble landfills, commercial		1. This use may only be established in a Solid Waste Overlay District. 2. See supplementary use regulations for rubble landfills and land clearing debris landfills.					P										P	P
Industrial	Land clearing debris landfills and rubble landfills, private							S										S	S
Industrial	Manufacturing and repair of sheet metal products	Includes heating and ventilation equipment	See supplementary use regulations for industrial uses.														P	P	P

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Industrial	Manufacturing, general	Includes the compounding, processing, packaging, storage and treatment of: 1. Cosmetics, pharmaceuticals and food products, but excludes rendering or refining; 2. Articles of merchandise from previously prepared materials;	See supplementary use regulations for industrial uses.												P	P	P
Industrial	Manufacturing, general, cont.	3. Instruments, novelties, electrical appliances and devices. Also includes assembly of parts into a final product.															
Industrial	Mineral extraction activities	Includes: 1. Sand and gravel pits, commercial borrow pits, clay pits and other mineral extractions. 2. Processing or compounding of products. Excludes concrete mixing and asphalt plants.	See supplementary use regulations.	S	S	S	S	S	S				S			P	P
Industrial	Paper and pulp manufacturing		See supplementary use regulations for industrial uses.												P	P	P
Industrial	Planned industrial parks		See supplementary use regulations for industrial uses.													P	P
Industrial	Printing/publishing plants		See supplementary use regulations for industrial uses.												P	P	P
Industrial	Sawmills, commercial	Includes: 1. Materials not raised on site. 2. Manufacturing of lumber and wood fiber products.	See supplementary use regulations for industrial uses.													S	P
Industrial	Sewage sludge storage facilities commercial, enclosed and indoor	Includes: 1. Indoor facilities such as fully enclosed buildings. 2. Enclosed facilities such as tanks and bunkers. In industrial districts, indoor facilities are permitted by right. Enclosed facilities may be permitted by special exception.	Odors or other deleterious effects of the use on nearby properties shall be minimized through controls or treatment, setbacks, buffers or other means.					S								P/S	P/S
Industrial	Sewage sludge storage facilities commercial, outdoor	Includes lagoons.	This use may only be established in a Solid Waste Overlay District.					P									
Industrial	Solid waste processing facilities, indoor and outdoor. Indoor solid waste processing facilities are permitted by right. Outdoor components of the principal use may be permitted by special exception.	See definition under terms defined. Includes material recovery facilities and waste transfer stations.	Odors, noise or other deleterious effects of the use on nearby properties shall be minimized through controls or treatment, setbacks, buffers or other means.													P/S	P/S
Industrial	Slaughtering and processing of animals	Includes rendering and refining of by-products.	See supplementary use regulations for industrial uses.														S
Industrial	Warehouses, mini		See supplementary use regulations for industrial uses.									S	P	P	P	P	P
Industrial	Warehousing and distribution centers	Includes trucking and freight stations with terminals and storage yards.	See supplementary use regulations for industrial uses.											S	P	P	P

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Industrial	Waste composting facility	Excludes agricultural composting facilities associated with and incidental to normal and customary agricultural operations.	1. Minimum 200-foot setback from any residential zone. 2. Odors or other deleterious effects of the use on nearby properties shall be minimized through controls or treatment, setbacks, buffers or other means.					S							S	P
Institutional	Cemeteries, church or temple-related		Grave sites shall be located a minimum of 25 feet from public ways and property lines. Only permitted as accessory to existing churches in RCA districts.	A	A	A	A	A	A	A	A	A	A	A	A	A
Institutional	Cemeteries, commercial human or animal	Includes chapels, mausoleums and crematoriums.	Minimum lot size 10 acres. Grave sites shall be located a minimum of 200 feet from public ways and property lines. However, the setback may be reduced to 100 feet if screening is provided such that grave sites are not visible from public ways. A new cemetery in the RC or in the RR-RCA District shall receive growth allocation.	S	S	S	S	S		S		S	S	S	S	S
Institutional	Cemeteries: family, noncommercial	Limited to property owner and owners' family members.	Two-acre minimum lot size. New church or temple in RR-RCA District requires growth allocation	P	P	P	P	P	P	P	P	P	P	P	P	P
Institutional	Churches and temples	A rectory is a permitted accessory use. In districts where a special exception is required, a fellowship hall may be approved as part of the use. In B and I Districts a fellowship hall is permitted as a matter-of-right.	In RR-RCA District requires growth allocation.			S	S	S		S		S	P	P	P	P
Institutional	Community and cultural facilities	Includes use as an assembly to the general public	Institutional use; signage permitted; all density setbacks and bulk requirements for primary structures to apply						P							
Institutional	Cultural institutions, private	Private museums, zoos and similar uses.	In RC District new institutions require growth allocation.	S	S	S		S		S		S	S	S		
Institutional	Day-care centers	Serving more than 9 clients, child or adult, including any relatives of the care provider.				S		S		S		S	P	P	P	P
Institutional	Educational institutions, public or private, boarding and nonboarding					S		S		S		S	P	P	P	P
Institutional	Emergency services	Includes fire, police, rescue and ambulance uses.		S	S	S	S	S	S	S	S	P	P	P	P	P
Institutional	Government buildings, structures, facilities and uses	Includes municipal (sanitary) landfills; and convenience centers and private drop-off centers at county-approved locations.	Must be reviewed and approved by Critical Area Commission if in critical area.	P	P	P	P	P	P	P	P	P	P	P	P	P
Institutional	Group homes					S		S		S	S	S				

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Institutional	Hospitals and medical clinics		For hospitals, building, parking or storage areas shall be a minimum of 50 feet from any property line or public way.							S		S	S	S	S
Institutional	Meeting halls and facilities for clubs, lodges and fraternal societies	Excludes guns and firearms and shooting clubs.	Must be reviewed and approved by Critical Area Commission if in critical area	S	S	S		S		S		P	P	P	
Institutional	Nursing or convalescent homes					S		S		S		S	P	P	
Institutional	Public and quasi-public buildings and structures	Includes recreation, conservation, cultural, museums, libraries, zoos and public service uses. Excludes public camp sites.	Must be reviewed and approved by Critical Area Commission if in critical area	S	S	S		S		S		S	S	S	
Institutional	Rehabilitation residence			S	S	S	S	S	S	S	S				
Institutional	Retreat center or camp		See supplementary use regulations for retreat center or camp.	S				S	S						
Institutional	Water-dependent research facility		Must be operated by state, federal or local agencies, educational institutions or nonprofit organizations. Non-water-dependent facilities or structures shall be, to the extent possible, located outside of the tidewater buffer.	S	S	S	S	S	S	S	S	S	P	P	P
Maritime	Commercial boat building				S	S		S				S	P	P	P
Maritime	Commercial marinas and piers		See supplementary use regulations for waterfront structures. New ones in RCA require growth allocation.		S	S		S		S		S	P	P	P
Maritime	Commercial shedding operations	Includes incidental storage and on-premise sales.	See supplementary use regulations for commercial shedding operations.	P	S	S	S	P	P	S	S	P	P	P	P
Maritime	Community piers and related boat facilities	Includes noncommercial boat docking and storage.	See supplementary use regulations for waterfront structures.	P	P	P	P	P	P	P	P	P	P	P	P
Maritime	Boat ramps, docks, slips, piers: personal (private)		See supplementary use regulations for accessory uses and for waterfront structures.	A	A	A	A	A	A	A	A	A	A	A	A
Maritime	Seafood processing	Includes docks for off-loading seafood.	See supplementary use regulations for waterfront structures. New structures in the RCA or RC District will require growth allocation.	S	S			S	S			S			
Maritime	Shore erosion protection devices	Includes bulkheads, rip-rap, jetties, groins and marsh creation or other nonstructural shore protection devices.	See supplementary use regulations for accessory uses and for waterfront structures.	P	P	P	P	P	P	P	P	P	P	P	P
Maritime	Water-dependent fisheries facility, commercial	Includes but is not limited to structures for crab shedding, fish off-loading docks, shellfish culture operations and shore-based facilities necessary for aquaculture operations and fisheries activities.	These uses may be permitted in the tidewater buffer.	P			P		P		P	P			

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Maritime	Yacht clubs		See supplementary use regulations for waterfront structures.										S	P	P	P	P
Recreational	Amusements, commercial indoor	Includes billiards, bowling, health clubs, banquet halls, skating rinks, tennis or racquetball clubs, indoor ball courts, batting cages, game arcades and theaters.											S	P	P	P	
Recreational	Amusements, commercial outdoor	Includes golf driving ranges, miniature golf, batting cages and similar uses.	All activities shall be at least 200 feet from any property line or public way, unless the Board of Appeals finds that a lesser setback is appropriate.		S	S							S	S	S	S	S
Recreational	Boat rentals, commercial	Limited to small, car-top boats such as canoes and kayaks. Includes small accessory structures such as boat racks and storage buildings.	Accessory structures limited to 1,000 square feet.	S	S	S	S	S	S	S	S	S					
Recreational	Campground, primitive	Not to include facilities or permanent structures other than rudimentary facilities.	See supplementary use regulations.	S	S	S		S	S								
Recreational	Campground, commercial	Including recreational trailer and recreational vehicle parks, tents and cabins for seasonal recreation by transients.	See supplementary use regulations.		S	S		S									
Recreational	Conservation areas (public or private)	Includes arboretums, bird sanctuaries, demonstration forests, hunting preserves, reforestation areas, wildlife reservations and regulated hunting areas.		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreational	Golf courses and country clubs		1. Greens shall be at least 100 feet from any property line or public way. 2. Main buildings and/or structures, e.g., club house, proshop, etc., are not permitted in the RC or AC-RCA Districts.	S	S	S	S	S	S	S	S						
Recreational	Hunting and fishing clubs	Excludes shooting ranges. Accessory temporary overnight lodging for hunters and campers may be permitted by special exception in the specified districts.	See supplementary use regulations for hunting and fishing clubs. Must comply with critical area standards.	P, S	P, S	P	P	P, S	P, S				P				
Recreational	Hunting, fishing and trapping	Includes hunting blinds.		P	P	P	P	P	P	P	P	P					
Recreational	Large recreational facilities	Includes racetracks and courses for racing horses, dogs, motorcycles, etc.	1. This use may only be established in an EE District floating zone. 2. Racetracks must provide a minimum 1,000-foot use setback from any property line or public way.														
Recreational	Public or nonprofit park and recreation areas	Includes public beaches or other public water-oriented recreation or education use or activity, tennis courts, swimming pools, athletic fields and similar uses. Park and recreation areas in RC, RR-RCA, AC-RCA and SR-RCA must be reviewed by the Critical Area Commission	Public water-oriented uses may be permitted in the tidewater buffer.	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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Recreational	Riding stables, commercial	Includes boarding.	10-acre minimum site size or one animal per acre, whichever is greater; stables must be not less than 200 feet from any property line or public way.	S	S			S									
Recreational	Shooting ranges, commercial	Includes gun clubs, trap, skeet, rifle, archery, paint ball and sporting clays.	1. Main buildings and/or structures, e.g., club house, proshop, etc., are not permitted in the critical area. 2. See supplementary use regulations for shooting ranges.	S	S		S	S									
Recreational	Swimming pools, commercial		Minimum 200-foot use setback from any property line or public way.			S		S		S		S	P	P			
Residential	Accessory apartments	(See definition under "dwelling, accessory apartment")	1. Minimum lot area must be at least 150% of the minimum lot area specified for the zoning district in which the lot is located. 2. Except for an exterior entrance and necessary parking area there shall be no external evidence of the apartment.	A	A	A	A	A	A	A	A	A	A				
Residential	Accessory apartments, cont'd		3. Must meet critical area density requirements.														
Residential	Apartments		See supplementary use regulations for apartments.							S		S					
Residential	Bed-and-breakfast homes		An approved site plan is required for a bed-and-breakfast home with six or more guest rooms.	P	P	P	P	P	P	P	P	P	P	P			
Residential	Boarding and lodging house		See supplementary use regulations.	P	P	P	P	P	P	P	P	P	P	P			
Residential	Business dwelling; one dwelling unit for the owner, manager or employee of a permitted commercial, business or industrial use on the same site.		Dwelling must meet principal structure setbacks for the district.										A	A	A	A	A
Residential	Customary residential outbuildings.	Includes nonregulated dog kennels, private garages, parking areas and swimming pools. Excludes the use of manufactured homes, mobile homes, recreational vehicles, recreational trailers and similar vehicles for storage.	1. Use must be accessory to a permitted principal use. 2. Certain uses and structures may be subject to accessory or supplementary use regulations.	A	A	A	A	A	A	A	A	A	A	A	A	A	A
	Customary residential outbuildings, cont.		3. In any RCA District any buildings and runways associated with a dog kennel shall be located outside of the tidewater buffer and at least 200 feet from any property line or public way.														

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Use Category	Use	Includes/Excludes	Requirements	Zoning District												
				RC	RR-C	RR	RR-RCA	AC	AC-RCA	SR	SR-RCA	V	B-1	B-2	I-1	I-2
Residential	Family day care		1. The outdoor play area must be enclosed by a fence. 2. Must meet requirements of Child Care Administration. 3. Must obtain certificate of use.	A	A	A	A	A	A	A	A	A	A	A	A	A
Residential	Farm labor housing for occupancy during the harvest season		1. Permitted only on a farm as defined in this chapter. 2. 200-foot setback from all property lines. 3. Must meet all requirements of the Department of Health and Mental Hygiene.	S	S	S	S	S	S	S	S					
Residential	Guest house	See definition under "dwelling unit."	1. Limited to one guest house per parcel of record as of December 1, 1985. 2. Guest house must be located within the primary dwelling unit (by it's construction does not increase the amount of impervious surface attributed to the primary dwelling unit) or its entire perimeter must be within 100 feet of the primary dwelling unit. 3. If separate from primary dwelling, it may not be subdivided or conveyed separately from primary dwelling unit; owner must sign and record covenant not to separate the structures.	P	P		P		P		P					
			4. As subordinate use to dwelling must use address designated for primary dwelling. 5. Not allowed as rental unit. 6. Structure cannot exceed 900 square feet in total enclosed area. 7. Must be served by same sewage disposal system as primary dwelling unit.													
Residential	Home occupations and home-based contractors	See list of inclusions and exclusions in supplementary use regulations.	See supplementary use regulations.	A,S	A,S	A,S	A,S	A,S	A,S	A,S	A,S	A,S	A,S	A,S	A,S	A,S
Residential	Home satellite dishes	See definition of "home satellite dish."		A	A	A	A	A	A	A	A	A	A	A	A	A
Residential	Housing for elderly persons	See definition of "elderly persons."	Permitted as a special use category in planned unit developments (PUD's); see supplementary use regulations for PUD's.			S				S						

DORCHESTER COUNTY CODE

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Use Category	Use	Includes/Excludes	Requirements	Zoning District												
				RC	RR-C	RR	RR-RCA	AC	AC-RCA	SR	SR-RCA	V	B-1	B-2	I-1	I-2
Residential	Manufactured homes	See definitions of “manufactured home” and “mobile home.” A mobile home is a type of manufactured home.	See supplementary use regulations for manufactured homes specifying where and under what circumstances manufactured homes are permitted.	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S	A, P, S
Residential	Manufactured home parks		See supplementary use regulations for manufactured home parks.			S					S		S			
Residential	Mobile homes		See “manufactured homes.”													
Residential	Planned unit developments	See supplementary use regulations for the list of permitted uses within planned unit developments.	See supplementary use regulations for planned unit developments.			S					S					
Residential	Recreational trailer or vehicle for temporary occupancy.	Limited to no more than one trailer or vehicle on a lot and limited to no more than 45 days in a year.	1. The vehicle or trailer shall be located in the rear yard only and at least six feet from all property lines and public ways. 2. No recreational vehicle or trailer shall be used for lodging on any public way.	A	A	A	A	A	A							
Residential	Resort development	Includes a compatible mix of uses such as a country club, hotel, entertainment and residential development.	This use may only be established in an EE District floating zone.													
Residential	Single-family dwellings, attached	See definition under “dwelling, single-family attached.”	See supplementary regulations for apartments and single-family attached units.								S		S			
Residential	Single-family dwellings, detached	Includes modular homes and manufactured homes meeting standards set forth under the supplementary use regulations.		P	P	P	P	P	P	P	P	P	P	S		
Residential	Townhouses	See definition under “dwelling, townhouse.”	See supplementary regulations for apartments and single-family attached units.								S		S			
Residential	Two-family dwellings		Must meet density requirements for two dwellings.	S	S	S	S	S	S	S	S	S	S			
Unclassified	Accessory structures and uses	Includes permitted accessory uses by zoning district per this permitted use table and one recreational vehicle or recreation trailer may be located on the property but not used for storage or habitation. New accessory structures and uses shall not be placed in the tidewater buffer, except as consistent with BEA provisions.	See supplementary use regulations.	A	A	A	A	A	A	A	A	A	A	A	A	A
Unclassified	Noncommercial personal storage ²	Includes only storage of owner’s personal property items Excludes any third-party items or commercial use	Indoor storage only; no signage allowed; footprint = 600 square feet; all density, setbacks and bulk requirements for primary structures to apply											P	P	P
Unclassified	Guest cottages		See supplementary regulations for guest cottages.	A				A	A					A	A	
Unclassified	Rural event venues		See supplementary regulations for rural event venues.	S		S	S	S	S	S	S			P	P	

ZONING

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Use Category	Use	Includes/Excludes	Requirements	Zoning District														
				RC	RR-C	RR	RR-RCA	AC	AC-RCA	SR	SR-RCA	V	B-1	B-2	I-1	I-2		
Unclassified	Noncommercial raising of animals	Excludes kennels	1. 3-acre minimum lot size required. 2. Minimum 200-foot setback from an existing dwelling on a different lot for: i. A building or impoundment area containing animals other than household pets. ii. Storage of manure 3. The building or impoundment area must be 50 feet from property line.	A	A	A	A	A	A	A	A	A						
Unclassified	Outside storage of 2,500 cubic feet or more of tires		1. Tire storage must be incidental to a use being legally conducted on the property. 2. The operation must comply with the county's Property Maintenance Ordinance.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Unclassified	Signs		See Article XII	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Unclassified	Temporary on-site buildings and structures	Includes emergency housing and temporary office for on-site construction personnel.	See supplementary use regulations for temporary uses, buildings and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Unclassified	Temporary off-site construction structures and uses		See supplementary use regulations for temporary uses, buildings and structures	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Unclassified	Temporary uses		See supplementary use regulations for temporary uses, buildings and structures. Certain temporary uses require a special exception.	P,S	P,S	P,S	P,S	P,S	P,S	P,S	P,S	P,S	P,S	P,S	P,S	P,S	P,S	
Utilities	Communication antennas attached to existing buildings and structures.		See supplementary use regulations for communication antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities	Communication equipment buildings.		See supplementary use regulations for communication equipment buildings. Must comply with critical area requirements.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities	Communication towers as follows: 1. Located on government property; 2. For FCC-licensed amateur radio operators; or 3. Home television towers serving single-family dwelling units.	Includes antennas and equipment buildings.	1. Towers are not permitted on school sites without the approval of the Board of Education. 2. See supplementary use regulations for communication towers and equipment buildings.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities	Communication towers, other	Includes antennas and equipment buildings.	See supplementary use regulations for communication towers and equipment buildings.	S	S			S							P	P	P	
Utilities	Electrical power plants	Includes nuclear and fossil fuel															S	S

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Use Category	Use	Includes/Excludes	Requirements	Zoning District													
				RC	RR-C	RR	RR-RCA	AC	AC-RCA	SR	SR-RCA	V	B-1	B-2	I-1	I-2	
Utilities	Essential services		Must comply with critical area requirements.	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities	Gas generating for illuminating or heating															S	
Utilities	Small-scale and utility-scale solar energy systems		See supplementary use regulations for small-scale and utility-scale solar energy systems	S				S	S						S	S	S
Utilities	Accessory solar energy systems		See supplemental use regulations for accessory solar energy systems	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Utilities	Small wind energy systems	Includes: 1. Wind energy conversion systems of less than 100 kW. 2. Wind turbine, tower, base and associated control or conversion electronics. 3. Only 1 small wind energy system is permitted on a lot or parcel of 1 acre or smaller in size.	See supplementary use regulations for small wind energy systems	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Utilities	Utility structures and services, excluding essential services			S	S	S	S	S	S	S	S	S	S	S	S	S	S
Utilities	Wastewater treatment plants	Includes spray irrigation by a municipal corporation. Sewage sludge storage facilities are permitted as accessory to the wastewater treatment plant principal use.	See supplementary use regulations.	S	S	S		S		S		S	S	S	P	P	
Utilities	Communication towers, other	Includes antennas and equipment buildings. Towers in the Village zoning district must be on a lot or parcel that is a minimum of five acres or more in size.	See supplementary use regulations for communication towers and equipment buildings.		S			S				S		P	P	P	

NOTES:

1. See § 155-34 for the Table of Permitted Uses in Open Space Areas of Cluster Developments.
2. All other zoning districts are covered under residential accessory structures and agricultural building regulations, Article IX, § 155-50.