

ZONING
225 Attachment 2

Wicomico County

**Table of Permitted Uses
Part II**

Commercial, Institutional, Business and Industrial Districts

[Amended 5-6-2008 by Bill No. 2008-2; 3-3-2009 by Bill No. 2009-03; 3-6-2018 by Bill No. 2018-02; 11-3-2020 by Bill No. 2020-12; 4-18-2023 by Bill No. 2023-03; 11-21-2023 by Bill No. 2023-16; 1-9-2025 by Bill No. 2024-13]

KEY:

P = Permitted

SE = Special exception by the Board of Appeals

SPC = Special exception by the Planning Commission

Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Agricultural:							
Agriculture equipment sales, service and repair		P	P	P		P	
Agricultural operations, farming (See § 225-76.):							
Agricultural uses (less than 5 acres)		SE				P	
Agricultural uses (5 acres or more)		P	P			P	
Farmers' market (See § 225-92.)	P			P			
Farm-related business (See § 225-91.)		P				P	P
Fisheries			P				P
Forestry	P	P	P	P	P	P	P
Grain mills and feed supply		P				P	P
Hatcheries, poultry						P	
Kennel, commercial (See § 225-99.)		P					
Livestock market (See § 225-101.)							SE
Nursery, commercial (See § 225-104.)		P					
Roadside stand	P				P		
Sand, gravel or clay excavations, including storage, drying and sales (mineral extraction) (See § 225-111.)							SE
Sawmill and other wood-processing facilities, except treatment (See § 225-112.)							P
Wayside stand (See § 225-118.)	P	P					
Commercial Retail and Wholesale:							
Adult bookstore and/or adult-oriented entertainment establishment			SPC				
Auction houses		P				P	
Building supply or lumberyards		P	P				P

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	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Convenience/mini-market with or without fuel sales	P	P	P	SPC			
Mail order house		P	P	P		P	
Manufactured home sales and service		SE					
Marine supplies, boats or equipment sales, service or repair		P				P	P
Motorcycles, ATVs and similar vehicles and equipment sales, service or repair				SPC			
Restaurants:	SPC	P	P	P	SE		
Drive-thru/fast-food		P		SPC	SE	SE	
Retail sales (See § 225-108.):	P	P	P	SPC	P		
Freestanding retail department or general merchandising stores greater than 50,000 square feet, not located in a shopping center		P	SPC				
Specialty food/retail stores	P	P	P	P	P		
Freestanding retail department or general merchandising stores not exceeding 10,000 square feet of gross floor area, not located in a shopping center					SE		
Self storage	SE	P		SPC		P	P
Shopping centers (See § 225-115.):							
Community shopping center		SPC	SPC				
Neighborhood shopping center	SPC	SPC		SPC			
Regional shopping center		SPC	SPC				
Wholesale sales:							
10,000 square feet of gross floor area or greater	P	P					
Less than 10,000 square feet of gross floor area	P	P	P	P			
Commercial Service:							
Bakery, including candy and ice cream	P	P	P				
Broadcasting, recording, television and communication offices and studios, excluding accessory antennas, towers and satellite disks	P	P	P	P	P		
Conference center		SPC	SPC	SPC			
Day care as an independent use or day-care services for employees and patrons of the permitted use as an accessory use			P		P		
Financial institutions	P	P	P	P	P	P	
Entertainment uses including nightclubs, bars and dance halls, but not including adult uses		P	P				
Funeral home	P	P		P	P		
Health club	P	P		P			

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	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Hotel/motel:							
With 50 rooms or more	SPC	P	P	SPC			
With fewer than 50 rooms	P	P	P	SPC			
Office buildings and offices	P	P	P	P	P	P	P
Service establishments (See § 225-113.)	P	P	P	P	P		
Small contracting business		P				P	
Studios of a photographer, artist and writer, including teaching studios for art, crafts, drama, dance and music	P	P	P	P	P		
Veterinary clinic		P					
Emergency Services:							
Fire station with assembly hall	P	P	P	P	P	P	P
Fire stations without assembly hall	P	P	P	P	P	P	P
Rescue squad, ambulance service (private companies)	P	P	P	P	P	P	P
Industrial:							
Asphalt plants							SE
Assembly of leather goods and products						P	P
Assembly of products from previously processed metals, including bolts, nuts, screws, rivets, ornamental iron products, firearms, electrical appliances, tools, pumps, dies, machinery, hardware, wire						P	P
Assembly and repair of products from previously processed wood, including boxes, furniture, cabinets, baskets and other wood products of similar nature						P	P
Assembly and repair or the manufacture of finished products from sheet-metal materials, including heating, ventilating, cooking or refrigeration supplies and appliances							P
Assembly of equipment, including medical and dental equipment, drafting materials, optical and musical instruments, watches, clocks, toys, games and electrical or electronic apparatus, gas pumps and related products and tools						P	P
Assembly of finished products	SE					P	P
Assembly of products from previously prepared materials, including fiber glass, ceramics, microchips, computer products, glass, plastic, precious or semiprecious stones or metals						P	P
Assembly of products from textiles, including rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, yarn, thread, fabrics and printing and						P	P

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Use Description	Zoning District						
	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
finishing of textiles and fibers into fabric goods							
Assembly of shipping containers, corrugated board, fiber and wire-bound and wood and plastic containers						P	P
Blacksmith shop, forge or foundries						P	P
Blending or bottling of beverages						P	P
Blending, mixing or bottling of beverages or distilling of grain for fuel							P
Bulk storage or processing of grain or feeds						P	P
Bulk storage, drying or sales of natural, unadulterated sand, gravel, clay or stone							P
Cannabis							
Grower						P	P
Processor						P	P
Dispensary	SE	SE	SE			SE	SE
Coal or wood yards storage or sales							P
Composting facility, as either a principal or accessory use							SE
Compounding of and mixing of products from previously processed materials, cosmetics, toiletries, drugs and pharmaceutical products						P	P
Concrete or terra cotta or brick products manufacturing, storage or sales							P
Contractor's yard							P
Fertilizer manufacture							SE
Fertilizer mixing or storage							P
Food processing facility for either animal, poultry or human consumption, including on-site storage and distribution							P
Ice factories							P
Light industry (See § 225-100.)		SE				P	P
Machine shops							P
Manufacturing							P
Manufacture of bakery products, candy, dairy products and ice cream						P	P
Marina/shipyard, industrial, including the storage or sale or service of boats or marine equipment or supplies							SPC
Marine, terminal							SPC
Microbrewery:							
As an accessory use in restaurant	SPC	P	P	P		SE	

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	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
As a stand-alone use		SE	SPC			P	P
Petroleum, propane, chemical or natural gas manufacture, refining or storage on 5 acres or more							SE
Photographic processing and blueprinting establishments						P	P
Portable storage containers, as an accessory use						P	P
Power-generating facilities, privately owned							SE
Printing, publishing or bookbinding		P				P	P
Rail yards							P
Recycling facility						SE	SE
Research establishment				SPC		P	P
Rubble landfill							SE
Sanitary landfill, publicly or privately owned:							SE
With outside storage	SPC	SPC	SPC				
Without outside storage	SPC	P	P				
Sheet metal stamping						P	P
Shipyard, boat or marine equipment manufacturing							SPC
Sludge handling							SE
Soil remediation facility							SE
Stone crusher							SE
Stone monuments, cutting or polishing							P
Truck or railroad terminals, including related repair or storage facilities						SE	SE
Warehouse (See § 225-117.):							
Less than 40,000 square feet gross floor area		P		P		P	P
Greater than 40,000 square feet gross floor area		SPC				P	P
Welding shops, ornamental iron works						P	P
Wood treatment facility for the treatment of wood or wood products with chemicals of any type							SE
Winery, including incidental sales of wine products produced on-site						P	P
Wood products assembly or manufacture							P
Institutional:							
Cemeteries not affiliated with places of religious assembly (See § 225-83.):							
Lot less than 5 acres		SE					
Lots 5 acres and greater		P					

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	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Crematorium (See § 225-84.)		SE	SPC			SE	
Hospitals, sanitariums or sanatoriums (See § 225-98.)	SPC	SE	SPC				
Libraries, museums, art galleries, meeting rooms	P	P		P			
Medical clinic	P	P	P	P			
Nursing care facility		SE	SPC	SPC			
Places of religious assembly (See § 225-105.)	P	P	P	P	P	P	
Private clubs (service clubs and fraternal organizations)	P	P		P			
Schools:							
Nursery	SPC			SPC	SPC		
Of general instruction (See § 225-114.)				P	SPC		
Of special instruction		P		P	SPC		
Miscellaneous Use:							
Accessory structures and uses	P	P	P	P	P	P	P
Outdoor advertising structure		SE				SE	SE
Zoos and zoological gardens		SE	SPC				
Motor Vehicle-Related Sales and Service Operations:							
Car wash		P					
Motor vehicle rental		P	P				P
Motor vehicle sales		P	P				
Motor vehicle service stations, with or without fuel sales	P	P	P	SPC			P
Parking lot or parking structure	P	P	P				P
Salvage yard (See § 225-110.)							SE
Storage trailer sales or rental facility							SE
Public and Semipublic Facilities:							
Transportation:							
Bus depot	P	P	P	P		P	P
Park and ride facilities	P	P	P	P		P	P
Train station		SE	SPC			SE	SE
Recreation, Amusement, Entertainment:							
Amusement parks		SE					
Automobile and motorcycle racing tracks		SE					
Campgrounds, recreational vehicle parks (See § 225-81.)		SE					
Commercial recreation uses		P	P			P	

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	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Go cart, off-road motorcycle, and off-road bicycle tracks		SE					
Golf courses (See § 225-94.)		SE					
Golf driving range, not part of a golf course		SE					
Golf, miniature		SE					
Indoor recreation		P	P	P		SE	SE
Indoor rifle and pistol ranges, commercial	SPC	SE	SPC			SE	
Marina:							
Commercial		SPC					SPC
Recreational		SPC					
Outdoor community events		P					
Rifle and pistol range, war games, archery ranges		SE					
Stadium		P	P				
Theater:							
Indoor	P	P	P				
Outdoor (See § 225-109.)		SE					
Residential:							
Accessory apartment	SPC	SE					
Bed-and-breakfast (See § 225-80.)							
Country inn					P		
Day care (See § 225-82.):							
Center		P		P	P		
Elderly		P		P	P		
Family		P		P	P		
Dwelling:							
Single-family detached					P		
Manufactured home - double-wide (See § 225-87.)							
Two-family					P		
Apartments and apartment projects (See § 225-78.)					P		
Townhouse (See § 225-90.)				P			
Dwelling unit with a commercial/business/office building	P	P		P	P		
Group homes/youth group homes (See § 225-96.)					P		
Guest rooms (See § 225-97.)					P		
Home-based business (See § 225-97.):							

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	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
Type I home-based business				P	P		
Type II home-based business				SPC	SPC		
Type III home-based business							
Manufactured home park (See § 225-102.)		SPC					
Mobile office, temporary in conjunction with an approved construction or development project	P	P	P	P		P	P
Rehabilitative housing (See § 225-107.)					P		
Utilities:							
Privately owned and operated utility		P				P	P
Public utility:							
Public utility as defined in §§ 225-3 and 225-66	P	P	P	P	P	P	P
Relay stations, storage stations, electric substations, and overhead electric power transmission lines of greater than 69,000 kv	SPC	SE	SPC	SPC	SPC	SE	SE
Solar, accessory	P	P	P	P	P	P	P
Solar, minor	SE	SE	SE	SE		SE	SE
Solar, utility	P	P	P	P		P	P
Wireless telecommunication facilities (See § 225-119.)		SE					SE