

# ZONING

## 290 Attachment 1

### Town of Chesapeake Beach

**Table 1  
Land Use Classifications**

**[Amended 11-17-2022 by Ord. No. O-22-12; 3-16-2023 by Ord. No. O-23-2; 9-21-2023 by Ord. No. O-23-21]**

**KEY:**

- P: Permitted
- NP: Not Permitted
- C: Conditional Use (permitted use subject to conditions)
- SE: Special Exception
- SC: Special Exception, subject to conditions

Use	Zoning Districts											Conditions or Additional Use Regulations
	R-LD	R-MD	R-HD	RV-1	RV-2	RPC	NC	TC	PC	MC	RC	
<b>Residential Uses</b>												
1. Single-family, detached	P	P	P	P	P	P	P	P	NP	NP	NP	
2. Single-family, attached	NP	P	P	NP	P	P	NP	NP	NP	NP	NP	
3. Townhouse dwelling	NP	NP	P	NP	P	NP	NP	NP	NP	NP	NP	
4. Multifamily dwelling	NP	NP	P	NP	P	P	NP	NP	NP	NP	NP	
5. Dwelling, accessory	C	C	C	C	C	C	C	C	NP	NP	NP	See § 290-11A
6. Dwelling unit in combination with commercial use	NP	NP	NP	NP	C	C	NP	C	NP	NP	NP	See § 290-11B
<b>Institutional, Recreational and Educational Uses</b>												
7. Churches and other places of worship, provided housing for religious personnel shall meet the minimum requirements of Uses 1 through 4 as applicable	NP	NP	NP	NP	NP	NP	SC	P	P	NP	NP	See § 290-11C
8. Public/Private schools	NP	NP	NP	NP	NP	NP	NP	NP	NP	SC	NP	See § 290-11D

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	R-LD	R-MD	R-HD	RV-1	RV-2	RPC	NC	TC	PC	MC	RC	
9. Home day care	SC	SC	SE	SC	SC	SC	SC	NP	NP	NP	NP	See § 290-11E
10. Day-care center, nursery school, kindergarten or other agency giving care to persons as a commercial operation	NP	NP	NP	NP	NP	NP	SC	P	SC	NP	NP	See § 290-11F
11. Professional school, studio for music or art instruction, dancing school, similar	NP	NP	NP	NP	NP	NP	SC	P	P	P	NP	See § 290-11G
12. Library, museum, community center, adult education center or similar open to the public or connected with a permitted use and not conducted as a private business	NP	NP	NP	NP	NP	NP	SC	P	P	P	NP	See § 290-11H
13. Environmental science, research and educational uses, nature centers	NP	NP	NP	NP	NP	NP	NP	P	P	P	SC	See § 290-11I
14. Game, wildlife, and nature preserves	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SC	See § 290-11J
15. Public building or recreational facility owned and operated by Chesapeake Beach or other governmental agency	NP	NP	NP	NP	NP	P	P	P	P	P	SC	See § 290-11K
16. Parks, playgrounds	P	P	P	P	P	P	P	P	P	P	SC	See § 290-11L
17. Private club, lodge, dining club, yacht club not run as a private gainful business	NP	NP	NP	NP	NP	NP	NP	P	NP	P	NP	

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	R-LD	R-MD	R-HD	RV-1	RV-2	RPC	NC	TC	PC	MC	RC	
18. Sailing schools, boat rentals and storage, and similar water-oriented recreational uses	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	SC	See § 290-11M
19. Orphanage, nursing home, or other licensed establishment for the care of aged, disabled, or convalescent persons, etc.	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
20. Group home	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
<b>Office and Commercial Uses</b>												
21. Professional office in residence, physician, architect, lawyer, similar	NP	NP	NP	NP	NP	C	P	P	P	P	NP	See § 290-11N
22. Office or clinic for medical or dental examination or treatment of persons as outpatient, including laboratories incidental thereto	NP	NP	NP	C	NP	NP	C	C	C	C	NP	See § 290-11O
23. Professional licensed physical therapy office	NP	NP	NP	C	NP	NP	P	P	P	P	NP	See § 290-11Q
24. Therapeutic massage	NP	NP	NP	NP	NP	NP	C	C	C	C	NP	See § 290-11P
25. Offices for business, professional, or governmental purposes	NP	NP	NP	C	C	NP	C	C	C	C	NP	See § 290-11R
26. Artists, photographer's gallery, studio	NP	NP	NP	C	NP	NP	P	P	P	P	NP	

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	R-LD	R-MD	R-HD	RV-1	RV-2	RPC	NC	TC	PC	MC	RC	
27. Retail establishments carrying one type of interrelated goods, such as a bookstore, gift shop, florist shop, etc.; adult bookstores are prohibited	NP	NP	NP	C	NP	NP	P	P	P	P	NP	
28. Retail convenience stores and retail establishments carrying commodities which tend to be purchased on a comparison basis, such as a food supermarket, department store, discount store, pharmacy, etc.	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	
29. Tree and plant nurseries, landscape supply and contracting, greenhouses	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	
30. Personal services, including barbershops, salons, laundry, dry cleaning (receiving stations), travel agency, insurance, real estate, repair shop for shoes, bikes, watches, locks, etc.	NP	NP	NP	C	NP	NP	NP	P	P	P	NP	
31. Financial service, bank	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	
32. Business services, printing, copying, contractor's shop, plumbing shop	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	
33. Appliance and furniture repair, upholstery	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	

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	R-LD	R-MD	R-HD	RV-1	RV-2	RPC	NC	TC	PC	MC	RC	
34. Restaurant - Class I; drive-up/drive-through windows at fast-food restaurants are prohibited	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	
35. Restaurant - Class II	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	
36. Restaurant - Class III	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	
37. Tavern, nightclub	NP	NP	NP	NP	NP	NP	NP	SC	SC	SC	NP	See § 290-11S
38. Bed-and-breakfast establishment	SC	SC	SC	SC	SC	SC	C	C	C	C	NP	See § 290-11T
39. Motel, hotel	NP	NP	NP	NP	NP	NP	NP	SC	SC	SC	NP	See § 290-11U
40. Tourist home	NP	NP	NP	NP	NP	NP	NP	SE	SE	SE	NP	
41. Entertainment and recreation facilities operated as a business within a building, with the exception of an adult bar, restaurant, or nightclub	NP	NP	NP	NP	NP	NP	NP	SC	SC	SC	NP	See § 290-11V
42. Recreational and fitness studios	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	
43. Outdoor entertainment and recreation facilities operated as a gainful business	NP	NP	NP	NP	NP	NP	NP	SE	SE	SE	NP	
44. Recreational camps and cottages for overnight accommodations	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
45. Animal hospital, veterinarian clinic	NP	NP	NP	NP	NP	NP	NP	SC	SC	SC	NP	See § 290-11W
<b>Automotive and Boat Service Uses</b>												
46. Nonresidential parking area located in a residential district	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

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	R-LD	R-MD	R-HD	RV-1	RV-2	RPC	NC	TC	PC	MC	RC	
47. Automotive service station	NP	NP	NP	NP	NP	NP	NP	SC	NP	NP	NP	See § 290-11X
48. Sale or rental of automobiles	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
49. Repair garage, including paint spraying and body and fender work or car washing facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
50. Marina, including fuel service for watercraft, boat storage and repair yard, boat sales and service	NP	NP	NP	NP	NP	NP	NP	NP	NP	SC	NP	See § 290-11Y
<b>Utilities, Communications, Transportation</b>												
51. Transformer station, structure housing switching equipment and regulators, tower transmission line right-of-way, radio, television transmitter tower, cellular tower, etc.	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	See § 290-11Z
52. Bus station, intermodal transit center	NP	NP	NP	NP	NP	NP	NP	NP	NP	SE	NP	
<b>Light Industrial and Related Uses</b>												
53. Aquaculture	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	SC	See § 290-11BB
54. Microbrewery, Microdistillery	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	

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55. Craft and artisan assembly and manufacturing such as cabinet making, woodworking, glass making, blacksmithing, boat building and sail manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	
56. Water-dependent seafood processing and fishing activities	NP	NP	NP	NP	NP	NP	NP	NP	NP	SE	SE	
57. Data center	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	
58. Bio manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	
59. Storage in association with permitted marine commercial activities	NP	NP	NP	NP	NP	NP	NP	NP	NP	SE	SC	See § 290-11AA
<b>Unclassified Uses</b>												
60. Customary home occupation (1 employee)	NP	NP	NP	NP	NP	NP	C	C	C	C	NP	See § 290-11CC
61. Garage, yard, estate sale	C	C	C	C	C	C	C	C	C	C	C	See § 290-11DD
62. Carnival or similar transient enterprise	NP	NP	NP	NP	NP	NP	NP	NP	SC	S	NP	See § 290-11EE
63. Temporary building incidental to construction	NP	NP	NP	NP	NP	NP	NP	C	C	C	NP	See § 290-11FF
64. Dwelling for resident watchman	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	
<b>Expressly Prohibited Uses</b>												
Casino gambling venues and establishments	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Smoke and vape shops	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Tattoo parlors	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Massage parlors	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Psychic reading or Fortune-telling venues or establishment	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

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	R-LD	R-MD	R-HD	RV-1	RV-2	RPC	NC	TC	PC	MC	RC	
Adult entertainment venues, establishments, bookstores	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Sale or distribution of medical and/or recreational marijuana, cannabis, and/or its derivatives in any forms, either as a principal or accessory use	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Industrial uses	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Landfills	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Junk and salvage yards	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Drive-in movie theaters	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	