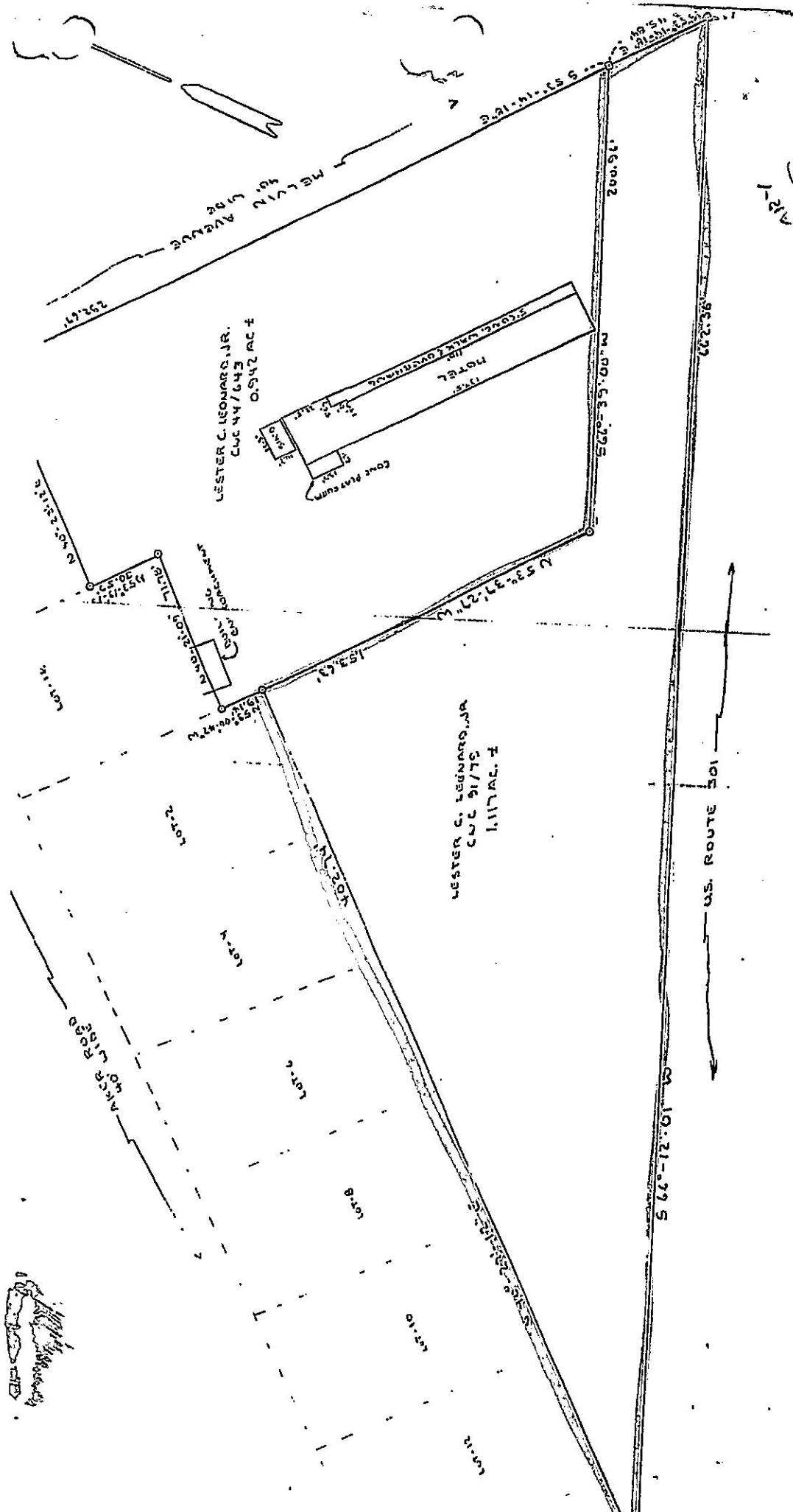
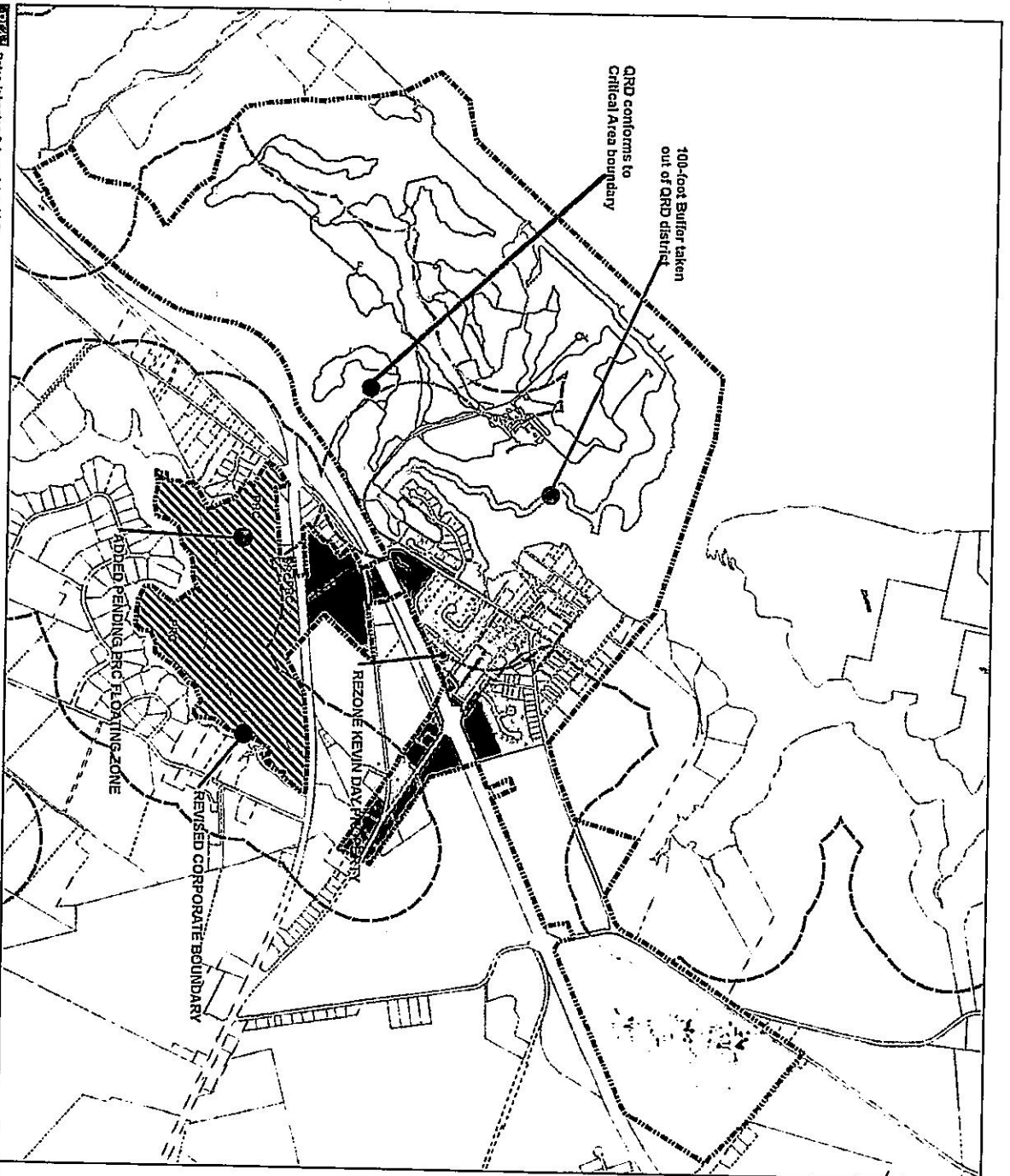


MDP
Maryland
Department of Planning

MARYLAND OFFICE OF PLANNING
PROPERTY MAPS SECTION
THE INFORMATION HEREON IS BASED ON THE RECORDS OF THE MARYLAND DEPARTMENT OF PLANNING AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE INFORMATION IS PROVIDED FOR YOUR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

2 **1** **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19** **20** **21** **22** **23** **24** **25** **26** **27** **28** **29** **30** **31** **32** **33** **34** **35** **36** **37** **38** **39** **40** **41** **42** **43** **44** **45** **46** **47** **48** **49** **50** **51** **52** **53** **54** **55** **56** **57** **58** **59** **60** **61** **62** **63** **64** **65** **66** **67** **68** **69** **70** **71** **72** **73** **74** **75** **76** **77** **78** **79** **80** **81** **82** **83** **84** **85** **86** **87** **88** **89** **90** **91** **92** **93** **94** **95** **96** **97** **98** **99** **100** **101** **102** **103** **104** **105** **106** **107** **108** **109** **110** **111** **112** **113** **114** **115** **116** **117** **118** **119** **120** **121** **122** **123** **124** **125** **126** **127** **128** **129** **130** **131** **132** **133** **134** **135** **136** **137** **138** 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**389** **390** **391** **392** **393** **394** **395** **396** **397** **398** **399** **400** **401** **402** **403** **404** **405** **406** **407** **408** **409** **410** **411** **412** **413** **414** **415** **416** **417** **418** **419** **420** **421** **422** **423** **424** **425** **426** **427** **428** **429** **430** **431** **432** **433** **434** **435** **436** **437** **438** **439** **440** **441** **442** **443** **444** **445** **446** **447** **448** **449** **450** **451** **452** **453** **454** **455** **456** **457** **458** **459** **460** **461** **462** **463** **464** **465** **466** **467** **468** **469** **470** **471** **472** **473** **474** **475** **476** **477** **478** **479** **480** **481** **482** **483** **484** **485** **486** **487** **488** **489** **490** **491** **492** **493** **494** **495** **496** **497** **498** **499** **500** **501** **502** **503** **504** **505** **506** **507** **508** **509** **510** **511** **512** **513** **514** **515** **516** **517** **518** **519** **520** **521** **522** **523** **524** **525** **526** **527** **528** **529** **530** **531** **532** **533** **534** **535** **536** **537** **538** **539** **540** **541** **542** **543** **544** **545** **546** **547** **548** **549** **550** **551** **552** **553** **554** **555** **556** **557** **558** **559** **560** **561** **562** **563** **564** **565** **566** **567** **568** **569** **570** **571** **572** **573** **574** **575** **576** **577** **578** **579** **580** **581** **582** **583** **584** **585** **586** **587** **588** **589** **590** **591** **592** **593** **594** **595** **596** **597** **598** **599** **600** **601** **602** **603** **604** **605** **606** **607** **608** **609** **610** **611** **612** **613** **614** **615** **616** **617** **618** **619** **620** **621** **622** **623** **624** **625** **626** **627** **628** **629** **630** **631** **632** **633** **634** **635** **636** **637** **638** 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**764** **765** **766** **767** **768** **769** **770** **771**





OFFICIAL ZONING MAP QUEENSTOWN, MARYLAND

Base Zoning Districts

- ☐ R-1 Residential
- ☐ R-2 Residential
- ☐ TC_Town_Center
- ☐ HC_Highway Commercial
- ☐ RC_Regional Commercial
- ☐ Industrial
- ☐ QRD_Queenstown Resort
- ☐ QCS_Queenstown Countryside

Floating Zones

- ☒ PRC Planned Regional Commercial, pending
- ☒ PN Planned Neighborhood Development

Overlay Districts

- ☒ CR Community Redevelopment Overlay
- ☒ Critical Area Overlay District

Queen Anne's County Zoning Classification

- ☐ Suburban Residential
- ☐ Countryside

This is to certify that this is the official Zoning Map referred to in Section 19 of the Queenstown Zoning Chapter.
ORDINANCE# 19-01 DATE ADOPTED 6-19-19

TOWN COMMISSIONER _____ DATE _____

TOWN COMMISSIONER _____ DATE _____

TOWN COMMISSIONER _____ DATE _____



§ 95. Table of Height, Area and Bulk Requirements.

ZONING DISTRICT	Gross Density Max. (Dus/Ac)	Lot Area Minimum	Lot Width at Building Line Min (ft.)	Lot Frontage Min (ft.)	Front Yard Depth Min (ft.)	Side Yard Width Min (ft.)	Rear Yard Depth Min (ft.)	Maximum Height		
								Principal Structure	Accessory Structure	Playground Equipment
R-1 Residential										
- Single-family detached	3.5	11,500	60	NA	30	10	30	35	16	15
R-2 Residential										
- Single-family detached	6	8,000	60	20	15	10	30	35	16	15
- Single-family semi-detached	6	4,000	30	25	15	10	30	35	16	15
- Single-family attached	6	2,400	15	15	15	10	30	35	16	15
- Apartment	6		100	60	30	20/30	30	35	16	15
TC Town Center § 80.										
- Single-family detached	6	NA	40	NA	10	7.5	30	35	16	15
- Single-family semi-detached	6	NA	40	NA	10	7.5	30	35	16	15
- Single-family attached	6	NA	40	NA	10	7.5	30	35	16	15
- Apartment	6	NA	100	NA	10	7.5	30	35	16	15
- Commercial	NA	NA	35	NA	10	7.5	30	35	16	15
HC Highway Commercial	NA	NA	100	NA	40	10/50	10	35	16	NA

§ 65. Permissible Uses Table

HIGHWAY COMMERCIAL

LEGEND:

P = Permitted if allowed in the underlying zoning district

PC = Permitted with conditions if allowed in the underlying zoning district

SE = Special Exception Use

SC = Special Exception Use with conditions

USE CATEGORY AND DESCRIPTION

USE CATEGORY AND DESCRIPTION		ZONING DISTRICT									
RESIDENTIAL USE CATEGORY		R-1	R-2	TC	HC	RC	I	QRD	CS	RPC	
Detached House		P	P	P	--	--	--	P	P	--	
Semi-Detached Dwelling		P	P	P	--	--	--	P	--	--	
Duplex		P	P	P	--	--	--	P	--	--	
Townhouse		--	P	P	--	--	--	P	--	P	
Multi-family//Apartment/condo		--	--	P	--	--	--	P	--	P	
Apartment, Commercial (See definition Commercial Apartment)		--	--	PC	--	--	--	--	--	P	
Accessory Dwelling Unit § 66.		PC	PC	PC	--	--	--	--	--	--	
Manufactured Housing Unit		--	--	--	--	--	--	--	--	--	
Modular Home		P	P	P	--	--	--	P	P	--	
GROUP LIVING USE CATEGORY											
Sheltered Care		--	--	--	SE	SE	--	--	--	P	
Halfway House		--	--	--	SE	SE	--	--	--	--	
Residential Assisted Living Facility, Group Home § 69.		SC	SC	SC							
Institutional Assisted Living Facility § 70.		--	--	--	SC	SC	--	--	--	P	
PUBLIC, CIVIC AND INSTITUTIONAL USE CATEGORY											

§ 65. Permissible Uses Table

LEGEND:

P = Permitted if allowed in the underlying zoning district

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USE CATEGORY AND DESCRIPTION	ZONING DISTRICT V										
	R-1	R-2	TC	HC	RC	I	QRD	CS	RPC		
Cemetery	--	--	--	--	--	--	--	SE	P		
College or University	--	--	--	--	P	--	--	--	P		
Community Center	P	SE	P	P	PC	P	--	--	P		
Fraternal Organization	P	SE	P	P	PC	P	--	--	P		
Governmental Facility § 5.	P	SE	P	P	PC	P	--	--	P		
Hospital	--	--	--	--	P	--	--	--	P		
Library	--	--	P	--	--	--	--	--	P		
Museum or Cultural Facility	P	SE	P	P	PC	P	--	--	P		
Parks and Recreation	P	P	P	P	--	--	P	P	P		
Religious Assembly § 73.	P	P	P	P	P	--	--	--	P		
Safety Service	P	P	P	P	P	P	P	P	P		
Schools	P	P	P	--	--	--	--	--	P		
Utilities and Public Service Facility § 74.											
Essential Services	PC	PC	PC	PC	PC	PC	PC	PC	PC		
Public Utility	PC	PC	PC	PC	PC	PC	PC	PC	PC		
Solar and Wind Energy Facilities											

§ 65. Permissible Uses Table

LEGEND:

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USE CATEGORY AND DESCRIPTION	ZONING DISTRICT										
	R-1	R-2	TC	HC	RC	I	QRD	CS	RPC		
Residential	PC	PC	PC	PC	--	--	--	--	--		
Commercial	--	--	--	--	--	--	P	--	P		
Wireless Telecommunications											
Freestanding Towers	--	--	--	--	--	P	--	SE	SE		
Building or Tower-Mounted Antennas	--	--	--	--	--	P	--	SE	SE		
Small wireless communications equipment	P	P	P	P	P	P	P	P	P		
Satellite earth station, satellite dish	P	P	P	P	P	P	P	P	P		
ALTERNATIVE ENERGY USE CATEGORY											
Small Wind Energy Systems § 76.	PC	PC	PC	PC	PC	PC	PC	PC	PC		
Solar Energy Equipment § 77.	PC	PC	PC	PC	PC	PC	PC	PC	PC		
COMMERCIAL USE CATEGORY											
Adult Entertainment Establishments	--	--	--	--	--	--	--	--	--		
Animal Service											
Grooming	--	--	P	P	P	--	--	--	P		
Boarding or Shelter/Kennel	--	--	--	P	P	--	--	--	--		
Veterinary Care	--	--	--	P	P	--	--	--	P		

§ 65. Permissible Uses Table

LEGEND:

P = Permitted if allowed in the underlying zoning district

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USE CATEGORY AND DESCRIPTION	ZONING DISTRICT										
	R-1	R-2	TC	HC	RC	I	QRD	CS	RPC		
Assembly and Entertainment	--	--	P	P	P	--	--	--	P		
Broadcast or Recording Studio	--	--	--	--	P	P	--	--	P		
Commercial Service	--	--	--	P	P	P	--	--	P		
Building Service	--	--	--	P	P	P	--	--	P		
Business Support Service	--	--	--	P	P	P	--	--	P		
Consumer Maintenance and Repair Service	--	--	--	P	P	P	--	--	P		
Personal Improvement Service	--	--	P	P	P	--	P	--	P		
Personal Improvement Service - Massage Therapy Services	--	--	--	--	P	--	--	--	P		
Personal Improvement Service - Tattoo and Body Piercing	--	--	--	--	P	--	--	--	P		
Research Service	--	--	--	P	P	P	--	--	P		
Marine Service	--	--	--	--	--	--	P	--	--		
Private and municipal piers, docking, and landing facilities	P	P	P	--	--	--	P	P	--		
Day Care											
Day Care Center § 72.	--	--	--	P	P	--	--	--	P		
Day Care Home	SC	SC	SC	--	--	--	--	--			
Eating and Drinking Establishments	--	--	P	P	P	--	P	--	P		

§ 65. Permissible Uses Table

LEGEND:

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USE CATEGORY AND DESCRIPTION

USE CATEGORY AND DESCRIPTION	ZONING DISTRICT										
	R-1	R-2	TC	HC	RC	I	QRD	CS	RPC		
Financial Service	--	--	P	P	P	--	--	--	P		
Funeral and Mortuary Service	--	--	P	P	P	--	--	--	P		
Lodging											
Hotel and Motel	--	--	--	--	P	--	P	--	P		
Bed and Breakfast §71.	SC	SC	PC	--	--	--	P	P	--		
Boardinghouse	SE	SE	P	--	--	--	--	--	--		
Office	--	--	P	P	P	P	--	--	P		
Parking, Non-Accessory	--	--	P	P	P	--	--	--	P		
Retail Sales	--	--	P	P	P	--	P	--	P		
Retail Sales accessory to a principal use	--	--	--	--	--	P	P	--	--		
Convenience Goods	--	--	P	P	P	--	--	--	P		
Convenience Goods - Medical Cannabis Licensed Dispensary § 1 82.	--	--	--	--	PC	--	--	--	PC		
Consumer Shopping Goods	--	--	--	P	P	--	P	--	P		
Building Supplies and Equipment	--	--	--	--	P	P	--	--	P		
Self-service Storage Facility	--	--	--	--	P	P	--	--	--		
Studio, Instructional or Service	--	--	P	P	P	--	--	--	P		

§ 65. Permissible Uses Table

LEGEND:

P = Permitted if allowed in the underlying zoning district

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USE CATEGORY AND DESCRIPTION	ZONING DISTRICT V										
	R-1	R-2	TC	HC	RC	I	QRD	CS	RPC		
Trade School	---	---	---	P	P	P	---	---	---	P	
Vehicle Sales and Service											
Commercial Vehicle Repair and Maintenance	---	---	---	---	---	P	---	---	---		
Commercial Vehicle Sales and Rentals	---	---	---	---	---	P	---	---	---		
Fueling Station	---	---	---	P	P	PC	---	---	---	P	
Personal Vehicle Repair and Maintenance	---	---	---	P	P	P	---	---	---	P	
Personal Vehicle Sales and Rentals	---	---	---	P	P	P	---	---	---	P	
Vehicle Body and Paint Finishing Shop	---	---	---	---	---	P	---	---	---	P	
WHOLESALE, DISTRIBUTION & STORAGE USE CATEGORY	---	---	---	---	---		---	---	---		
Equipment and Materials Storage, Outdoor	---	---	---	---	---	P	---	---	---		
Trucking and Transportation Terminal	---	---	---	---	---	P	---	---	---		
Warehouse	---	---	---	---	---	P	---	---	---		
Wholesale Sales and Distribution	---	---	---	---	---	P	---	---	---		
Limited wholesale sales and distribution facilities	---	---	---	---	P	P	---	---	P		
Wholesale sales and distribution facilities including fuels and other flammable liquids, solids or explosives	---	---	---	---	---	P	---	---	---		

§ 65. Permissible Uses Table											
LEGEND:											
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SC = Special Exception Use with conditions											
USE CATEGORY AND DESCRIPTION			ZONING DISTRICT								
INDUSTRIAL USE CATEGORY			R-1	R-2	TC	HC	RC	I	QRD	CS	RPC
Artisan Industrial			--	--	--	--	--	P	--	--	--
Limited Industrial			--	--	--	--	--	P	--	--	--
Medical cannabis growing and processing § 87.			--	--	--	--	--	P	--	--	--
General Industrial			--	--	--	--	--	P	--	--	--
Intensive Industrial			--	--	--	--	--	--	--	--	--
RECYCLING USE CATEGORY											
Recyclable Material Drop-off Facility			--	--	--	--	P	P	--	--	P
Recyclable Material Processing			--	--	--	--	--	P	--	--	--
AGRICULTURAL USE CATEGORY											
Agriculture, Animal Production			--	--	--	--	--	--	--	--	--
Agriculture, Crop Production § 84.			--	--	--	--	--	P	P	P	P
Agriculture support (except organic fertilizer storage and transfer operations)			--	--	--	--	--	P	--	P	--
Aquaculture			--	--	--	--	--	--	--	P	--
Farmers' Market			--	--	PC	PC	--	--	--	SC	--