





# OFFICIAL ZONING MAP QUEENSTOWN, MARYLAND

## Base Zoning Districts

- R-1 Residential
- R-2 Residential
- TC\_Town\_Center
- HC Highway Commercial
- RC Regional Commercial
- I Industrial
- QRS Queenstown Resort
- QCS Queenstown Countryside

## Floating Zones

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

## Overlay Districts

- CR Community Redevelopment Overlay

## 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 \_\_\_\_\_

0 700 1,400 2,100 2,800  
1Feet

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

ZONING DISTRICT	Gross Density Max. (Dus/Ac)	Lot Area Min. num	Lot Width at Building Line	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	16	15
R-2 Residential											
- Single-family detached	6	8,000	60	20	15	10	30	35	16	16	15
- Single-family semi-detached	6	4,000	30	25	15	10	30	35	16	16	15
- Single-family attached	6	2,400	15	15	15	10	30	35	16	16	15
- Apartment	6	100	60	30	20/30	30	35	16	16	16	15
TC Town Center	\$ 80.										
- Single-family detached	6	NA	40	NA	10	7.5	30	35	16	16	15
- Single-family semi-detached	6	NA	40	NA	10	7.5	30	35	16	16	15
- Single-family attached	6	NA	40	NA	10	7.5	30	35	16	16	15
- Apartment	6	NA	100	NA	10	7.5	30	35	16	16	15
- Commercial	NA	NA	35	NA	10	7.5	30	35	16	16	15
HC Highway Commercial	NA	NA	100	NA	40	10/50	10	35	16	16	NA

# Highway Commercial

## § 65. Permissible Uses Table

### LEGEND:

P = Permitted if allowed in the underlying zoning district

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SC = Special Exception Use with conditions

RESIDENTIAL USE CATEGORY	ZONING DISTRICT ✓								
	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									

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#### USE CATEGORY AND DESCRIPTION

	ZONING DISTRICT								
	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	P
Safety Service	P	P	P	P	P	P	P	P	P
Schools	P	P	P	P	P	P	P	P	P
Utilities and Public Service Facility § 74.	P	P	P	--	--	--	--	--	P
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									

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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		
Boarding or Shelter/Kennel	--	--	P	P	--	--	--	--	--
Veterinary Care	--	--	P	P	--	--	P		

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	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	--	--	P
Private and municipal piers, docking, and landing facilities	P	P	P	--	--	P	--	--	P
Day Care									
Day Care Center <u>§ 72.</u>	--	--	--	P	P	--	--	P	
Day Care Home	SC	SC	SC	--	--	--	--	--	P
Eating and Drinking Establishments	--	--	P	P	P	--	P	--	P

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	R-1	R-2	TC	HC	RC	I	QRD	CS	RPC
Financial Service	--	--	P	P	P	--	--	P	P
Funeral and Mortuary Service	--	--	P	P	P	--	--	P	P
Lodging	--	--	--	--	P	--	P	--	P
Hotel and Motel	--	--	--	--	P	--	P	--	P
Bed and Breakfast <u>§71.</u>	SC	SC	PC	--	--	P	P	--	P
Boardinghouse	SE	SE	P	--	--	--	--	--	--
Office	--	--	P	P	P	--	--	P	P
Parking, Non-Accessory	--	--	P	P	P	--	--	P	P
Retail Sales	--	--	P	P	P	--	--	P	P
Retail Sales accessory to a principal use	--	--	--	--	P	P	--	P	P
Convenience Goods	--	--	P	P	P	--	--	P	P
Convenience Goods - Medical Cannabis Licensed Dispensary <u>§ 182.</u>	--	--	--	--	PC	--	--	PC	PC
Consumer Shopping Goods	--	--	--	P	P	--	P	--	P
Building Supplies and Equipment	--	--	--	P	P	--	P	--	P
Self-service Storage Facility	--	--	--	P	P	--	--	--	P
Studio, Instructional or Service	--	--	P	P	P	--	--	P	P

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#### ZONING DISTRICT

	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	--	--	--	--
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	--	--	--	--	--	--	--	--	--
Wholesale sales and distribution facilities including fuels and other flammable liquids, solids or explosives	--	--	--	--	P	--	--	P	--

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INDUSTRIAL USE CATEGORY	R-1	R-2	TC	HC	RC	I	ORD	CS	RPC
Artisan Industrial	--	--	--	--	--	P	--	--	--
Limited Industrial	--	--	--	--	--	P	--	--	--
Medical cannabis growing and processing § 87.	--	--	--	--	--	P	--	--	--
General Industrial	--	--	--	--	--	P	--	--	--
Intensive Industrial	--	--	--	--	--	P	--	--	--
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.	--	--	--	--	--	--	--	--	--
Agriculture support (except organic fertilizer storage and transfer operations)	--	--	--	--	P	P	P	P	P
Aquaculture	--	--	--	--	--	P	--	P	--
Farmers' Market	--	--	PC	PC	--	--	--	SC	--