

Queen Annes County, MD  
Tuesday, January 13, 2026

# Chapter 18:1. Zoning and Subdivision Regulations

## Part 3. Zoning Districts

### Article V. District Standards

#### § 18:1-15. Countryside (CS) District.

[Amended 9-7-2004 by Ord. No. 04-04; 9-7-2004 by Ord. No. 04-12; 9-7-2004 by Ord. No. 04-13; 8-2-2005 by Ord. No. 05-13; 12-8-2009 by Ord. No. 09-23; 8-9-2011 by Ord. No. 11-09; 8-9-2011 by Ord. No. 11-12; 12-13-2011 by Ord. No. 11-07; 3-26-2013 by Ord. No. 13-01; 6-10-2025 by Ord. No. 25-01]

- A. Purpose. The Countryside (CS) District is intended to preserve and protect the rural and agricultural areas of the *County* that generally lie within the *Chesapeake Bay Critical Area* and contain extremely sensitive natural resources. *Residential development densities* and design standards shall ensure resource protection and preservation of *open space*. This district shall be predominately characterized by *open space*, farmettes, and very low-density *residential uses* or small *single-family cluster developments* with significant associated *open space*.
- B. Permitted uses.<sup>[1]</sup>
  - (1) *Agriculture*.
  - (2) *Aquaculture*, with up to two ponds created by extraction, that are each less than or equal to five acres in size, on any single *lot*.
  - (3) *Bed-and-breakfast*.
  - (4) *Cannabis licensed grower*.
  - (5) *Commercial and noncommercial forestry*.
  - (6) *Commercial and private stables*.
  - (7) *Effluent disposal*.
  - (8) *Family day-care center*.
  - (9) *Farm employee dwelling* as per § 18:1-55 of this Chapter 18:1.
  - (10) *Home occupations*.
  - (11) *Institutional residential* (serving five or fewer residents), except for assisted living programs, which may serve up to 16 residents.
  - (12) *Kennels*.
  - (13) *Large-lot subdivision*.
  - (14) Major and minor *multifamily*.

- (15) Major and minor *single-family cluster*.
- (16) *Manufactured home* single-wide; allowed only as a replacement for any legal existing *mobile home* or single-wide home; and to provide temporary shelter or temporary housing for *farm workers*, provided the provisions of § 18:1-53 of this Chapter 18:1 have been met.
- (17) *Nurseries*.
- (18) *Outdoor recreation*.
- (19) *Public service*.
- (20) Single-family residential; including one single-wide *manufactured home* as the primary residence on a *farm*.
- (21) *Sliding-scale subdivision*. (See § 18:1-13K of this Chapter 18:1.)
  - [1] *Editor's Note: As uses are added to or deleted from this subsection, subsequent uses are redesignated as appropriate.*

C. Conditional uses.

- (1) *Agricultural support* (except *organic fertilizer storage and transfer operations*).
- (2) *Aquaculture*, with more than two ponds created by extraction, or any single pond greater than five acres in size created by extraction, on any single *lot*.
- (3) *Campgrounds*.
- (4) *Country inn*.
- (5) *Major extraction and dredge disposal*.
- (6) *Farmers market*.
- (7) *Fraternal organizations*.
- (8) *Funeral homes*.
- (9) *Group day-care center*.
- (10) *Institutional residential* (serving six or more residents).
- (11) *Marinas*.
- (12) *Minor extraction and dredge disposal uses*.
- (13) *Nonprofit and for-profit institutional*.
- (14) *Private airports*.
- (15) *Private covered slips*.
- (16) *Private landing strips and heliports*.
- (17) *Public utilities*.
- (18) *Rural country clubs*.
- (19) *Shooting clubs*.
- (20) *Telecommunications facilities*.
- (21) *Youth camps*.
- (22) *Resort hotels*, in compliance with the provisions of § 18:1-95R of this chapter.

(23) *Nonprofit, seasonal, live-performance dinner theatre.*

(24) *Solar arrays.*

(25) *Special events.*

D. *Density/intensity requirements.*

(1) Maximum residential *density*.

(a) *Single-family cluster*: .125.

(b) *Multifamily*: .20.

(c) *Large-lot subdivision*: equal to total *site area* divided by minimum large-lot area.

(d) *Sliding-scale subdivision*: one new *lot* up to the first 100 *acres* of a *site*, and one new *lot* for each additional 100 *acres*, or part thereof.

(e) *Noncontiguous development*: in accordance with Chapter 18:1, Part 6, Article XIX.

(f) In the critical area, *density* can be increased to the base *density* by using critical area TDRs in accordance with Chapter 18:1, Part 6, Article XX.

(g) *Scenic corridor development*: in accordance with Chapter 18:1, Part 6, Article XIXA.

(2) Maximum nonresidential *floor area ratio*.

(a) *Rural country clubs*: .05.

(b) All other: .10.

E. Dimensional and bulk requirements.

(1) *Residential uses*.

(a) Minimum *open space ratio*.

[1] *Single-family cluster*: .85.

[2] *Multifamily*: .85.

[3] *Noncontiguous parcel*: .85 overall; in accordance with Chapter 18:1, Part 6, Article XIX.

[4] TDRs: in accordance with Chapter 18:1, Part 6, Article XX.

(b) Minimum *site area*.

[1] *Single-family cluster*: 10 *acres*.

[2] *Multifamily*: 10 *acres*.

(c) Minimum *lot area*.

[1] *Single-family cluster*: 20,000 square feet.

[2] *Large-lot*: 20 *acres*.

[3] *Sliding-scale subdivision*: 20,000 square feet.

(d) Minimum setbacks.

[1] *Single-family cluster*: See § 18:1-36.

[2] *Multifamily*: See § 18:1-36.

- [3] *Large-lot subdivision.*
  - [a] Front: 50 feet.
  - [b] Side (minimum/total): 50 feet/100 feet.
  - [c] Rear: 50 feet.
- [4] *Sliding-scale subdivision* (if equal to or less than 20 acres).
  - [a] Front: 40 feet.
  - [b] Side: 20 feet.
  - [c] Rear: 50 feet.
- [5] *Sliding-scale subdivision* (if over 20 acres).
  - [a] Front: 50 feet.
  - [b] Side: 50 feet.
  - [c] Rear: 50 feet.

(e) Maximum *building height.*

- [1] *Single-family cluster:* See § 18:1-36.
- [2] *Multifamily:* See § 18:1-36.
- [3] *Large-lot subdivision:* 40 feet.
- [4] *Sliding-scale subdivision:* 40 feet.

(f) Minimum *lot width.*

- [1] *Single-family cluster:* See § 18:1-36.
- [2] *Multifamily:* See § 18:1-36.
- [3] *Large-lot subdivision:* 500 feet.
- [4] *Sliding-scale subdivision:* 130 feet.

(g) Minimum *lot frontage.*

- [1] *Single-family cluster:* See § 18:1-36.
- [2] *Multifamily:* See § 18:1-36.
- [3] *Large-lot subdivision:* 35 feet.
- [4] *Sliding-scale subdivision:* 35 feet.

(2) *Nonresidential uses.*

- (a) Maximum *impervious surface ratio.*
  - [1] *Rural country clubs:* .15.
  - [2] All other: .30.
- (b) Minimum *lot frontage:* 35 feet.
- (c) Minimum *setbacks.*
  - [1] Front: 35 feet.

- [2] U.S. Routes 50/301: 100 feet.
- [3] Arterial: 75 feet.
- [4] Side and rear: 10 feet.
- (d) Maximum *building height*.
  - [1] On-lot agricultural: 135 feet.
  - [2] Commercial: 135 feet.
  - [3] *Telecommunications facilities*: 200 feet.
  - [4] All other: 45 feet.