

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]

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 | | | | | |

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|---|-----------------|-----|-----|------|------|-----|-----|
| | C-1 | C-2 | C-3 | LB-1 | LB-2 | I-1 | I-2 |
| Commercial Retail and Wholesale: | | | | | | | |
| Adult bookstore and/or adult-oriented entertainment establishment | | | SPC | | | | |
| Auction houses | | P | | | | P | |
| Building supply or lumberyards | | P | P | | | | P |
| 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 | |

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| | C-1 | C-2 | C-3 | LB-1 | LB-2 | I-1 | I-2 |
| 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 | | | |
| 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 | | | | | | P | P |

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| | C-1 | C-2 | C-3 | LB-1 | LB-2 | I-1 | I-2 |
| glass, ceramics, microchips, computer products, glass, plastic, precious or semiprecious stones or metals | | | | | | | |
| Assembly of products from textiles, including rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, yarn, thread, fabrics and printing and finishing of textiles and fibers into fabric goods | | | | | | P | P |
| 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 |
| 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 |
| Shipyards, 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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| 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 facility or clinic for human care | 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 |
| Wireless telecommunication facilities (See § 225-119.) | | SE | | | | | SE |