

ZONING

290 Attachment 1

Town of Chesapeake Beach

**Table 1
Land Use Classifications**

KEY:

- P 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	R-V	C	M	RC	RPC	
Residential Uses									
1. Single-family, detached	P	P	P	P			P	P	
2. Single-family, attached		P	P	P				P	
3. Townhouse dwelling			P	P	P	P		P	
4. Multifamily dwelling			P	P	P	P		P	
5. Dwelling, accessory	C	C	C	C	C	C	C	C	See § 290-11A
6. Dwelling unit in combination with commercial use				C	C	C		C	See § 290-11B
Institutional, Recreational and Educational Uses									
7. Churches and other places of worship, provided housing for religious personnel shall meet the minimum requirements of Uses 1 through 4 as	SC	SC		C	P	P		C	See § 290-11C

CHESAPEAKE BEACH CODE

Use	Zoning Districts								Conditions or Additional Use Regulations
	R-LD	R-MD	R-HD	R-V	C	M	RC	RPC	
applicable									
8. Public/Private schools	SC	SC		SC		SC		SC	See § 290-11D
9. Home day care	C	C	SE	C	C	C	SE	C	See § 290-11E
10. Day-care center, nursery school, kindergarten or other agency giving care to persons as a commercial operation	SC	SC		C	P	P		C	See § 290-11F
11. Professional school, studio for music or art instruction, dancing school, similar				SC	P	P		SC	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				C	P	P	P	C	See § 290-11H
13. Public building or recreational facility owned and operated by Chesapeake Beach or other government agency	P	P	P	P	P	P	P	P	
14. Private club, lodge, dining club, yacht club not run as a private gainful business					P	P	SE	SE	
15. Orphanage, nursing home, or other licensed establishment for the care of aged, disabled, or convalescent persons, etc.	SE			C	P	P		C	See § 290-11I
16. Group home	SE	SE	SE	SE				SE	

ZONING

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	R-LD	R-MD	R-HD	R-V	C	M	RC	RPC	
Office and Commercial Uses									
17. Professional office in residence, physician, architect, lawyer, similar				C	P	P		C	See § 290-11J
18. Office or clinic for medical or dental examination or treatment of persons as outpatient, including laboratories incidental thereto				P	P	P		P	
19. Therapeutic massage					C	C			See § 290-11K
20. Offices for business, professional, or governmental purposes				C	P	P		C	See § 290-11L
21. Artists, photographer's gallery, studio				C	P	P		C	See § 290-11M
22. Retail establishments carrying one type of interrelated goods, such as a bookstore, gift shop, florist shop, etc.; adult bookstores are prohibited				C	P	P		C	See § 290-11N
23. 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.					P	P			
24. Personal services, including barbershops, salons, laundry, dry cleaning (receiving stations), travel agency, insurance, real estate, repair shop for shoes, bikes, watches, locks,				C	P	P		C	See § 290-11O

CHESAPEAKE BEACH CODE

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	R-LD	R-MD	R-HD	R-V	C	M	RC	RPC	
etc.									
25. Financial service, bank					P	P			
26. Business services, printing, copying, contractor's shop, plumbing shop					P	P			
27. Appliance and furniture repair, upholstery					P	P			
28. Restaurant – Class I; drive-up/drive-through windows at fast-food restaurants are prohibited					P	P			
29. Restaurant - Class II					P	P			
30. Restaurant - Class III					P	P			
31. Tavern, nightclub					P	P			
32. Bed-and-breakfast establishment	SC	C	C	C	C	C		C	See § 290-11P
33. Rooming, boarding-, lodging house					C	C			See § 290-11Q
34. Motel, hotel, tourist home					C	C			See § 290-11R
35. Entertainment and recreation facilities operated as a business within a building, with the exception of an adult bar, restaurant, or nightclub					P	P			
36. Outdoor entertainment and recreation facilities operated as a gainful business					P	P			
37. Animal hospital, veterinarian clinic					SC			SC	See § 290-11S

ZONING

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	R-LD	R-MD	R-HD	R-V	C	M	RC	RPC	
Automotive and Boat Service Uses									
38. Nonresidential parking area located in a residential district		SE	SE	SE		SE		SE	
39. Automotive service station					SC	SC			See § 290-11T
40. Sale or rental of automobiles						SC			See § 290-11U
41. Repair garage, including paint spraying and body and fender work or car washing facility						SC			See § 290-11V
42. Marina, including fuel service for watercraft, boat storage and repair yard, boat sales and service						C			See § 290-11W
Utilities, Communications, Transportation									
43. Transformer station, structure housing switching equipment and regulators, power transmission line right-of-way, radio, television transmitter tower, cellular tower, etc.	SC	SC	SC	SC	SC	SC	SC	SC	See § 290-11X
44. Bus station, intermodal transit center						SE			
Industrial Uses									
45. Light industrial uses						SE			
46. Water-dependent processing, fishing activities						SE	SE		
47. Warehousing and storage in association with marine commercial						SE			

CHESAPEAKE BEACH CODE

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	R-LD	R-MD	R-HD	R-V	C	M	RC	RPC	
activities									
Unclassified Uses									
48. Customary home occupation (1 employee)	C	C	C	C	C	C	C	C	See § 290-11Y
49. Home occupation (2 employees)	SE	SE	SE	C	C	C	SE	C	See § 290-11Z
50. Garage, yard, estate sale	C	C	C	C	C	C	C	C	See § 290-11AA
51. Carnival or similar transient enterprise					SC	SC			See § 290-11BB
52. Temporary building incidental to construction					C	C			See § 290-11CC
53. Dwelling for resident watchman					P	P			