

1. Purpose. The purpose of the Rural Residential zone is to recognize existing developments and settlements in the rural and waterfront areas of the County and to provide for a manageable amount of rural residential development. It is the intent of this Ordinance to permit uses in the RR zone that do not conflict with the residential character of these areas. Low density residential development is permitted.
2. Maximum Residential Density Provisions. Maximum permitted residential densities shall be as follows:
 - a. One (1) dwelling unit per acre in minor subdivisions.
 - b. One (1) dwelling unit per three (3) acres shall be permitted in major subdivisions. All of the lots except one large lot shall not encumber more than forty (40) percent of the gross acreage of the tract being subdivided.
 - c. Shared water and sewer facilities serving the subdivision are permitted to enhance the clustering of the lots.
3. General Open Space Provisions. A minimum of fifteen (15) percent common open space shall be required for all subdivisions involving ten (10) or more lots, unless:
 - a. A payment has been made to the County's Purchase of Development Rights program in lieu of common open space; or
 - b. The large lot contributes seventy-five (75) percent open space to the subdivision.

For each percentage of open space in excess of sixty (60) percent, the required common open space may be reduced, on a one-to-one basis, up to the seventy-five (75) percent maximum allowed.

If common open space is provided, for other than stormwater management or fire suppression drafting tank purposes, then active/passive recreational amenities must be provided by the developer and be approved by the Planning Commission, unless:

- a. A deed-restricted, active agricultural easement on the large lot has been created for agricultural cultivation or;
- b. A deed-restricted conservation easement on the large lot has been created for forest banking; and
- c. Such active agricultural or conservation easements consist of at least sixty (60) percent of the total acreage of the subdivision.

The recreational amenities must be included in the Public Works agreement. Common open space, for other than stormwater management or fire suppression drafting tank purposes, shall be contiguous, accessible, a minimum of 35' wide, may include stormwater pond as an amenity, seeded and landscaped, and appropriate for recreational activities (i.e. graded, non wetlands, etc.)

If a stormwater management facility or fire suppression drafting tank is proposed on an individual lot, then a maintenance access easement must be recorded and clearly indicated on the plat.

- 4) Bufferyard Requirements. Bufferyards shall be required on major subdivisions approved after the adoption of this Ordinance. The Bufferyard may be waived by the Planning Commission if it finds that the essential elements of rural character can be best maintained by preserving the scenic views. The following minimum bufferyards shall be required:
 - a. Bufferyard from collector or arterial road shall be bufferyard C.
 - b. Bufferyard along internal streets shall be a row of street trees.
 - c. Bufferyard from contiguous agricultural uses shall be bufferyard A. The bufferyard may be waived if the principal structures are setback 300 feet from the property line.
- 5) Intra-family Density Transfer Waiver. One building lot may be created for transfer to a member of the immediate family, regardless of the one unit per acre minor subdivision density requirement provided that:
 - a. The parcel to be subdivided was a lot of record as of the date of the adoption of this Ordinance.
 - b. The parcel to be subdivided is less than two (2) acres in size.
 - c. The proposed subdivision would be considered a minor subdivision according to the Cecil County Subdivision Regulations.
 - d. The newly created lot cannot be transferred outside of the immediate family for five (5) years.
 - e. The parcel to be subdivided is not located in the Resource Conservation Area of the Critical Area.
 - f. All provisions of this Ordinance and the Cecil County Subdivision Regulations are met.
- 6) The following items, when included in the design of a proposed subdivision, shall provide the necessary elements of rural character:
 - a. Preservation of natural vegetation along streams, woodlands, steep slopes, sensitive soils, and non-tidal wetlands.
 - b. Clustering of development with the retention of open space and scenic views along roads and between subdivisions.
 - c. Bufferyards along road frontages when appropriate to buffer adjacent development.

Section 25. LDR - Low Density Residential

Section 54.4 - Table of Permissible Uses

		Zones																	
USES DESCRIPTION (Article V Citation)		NAR	SAR	RR	MH	LDR	ST	UR	VR	RM	RMU	EMU	BL	BG	BI	MB	M1	M2	MEA
1.00.000	AGRICULTURAL USES																		
1.01.000	Agricultural operations, farming																		
1.01.100	Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
1.01.110	Agricultural Product Sales (Section 158)	PC	PC								P	P	P	P	P				
1.01.200	Agricultural Equipment Sales (Section 57)	SC	SC								P	P	P	P	P				
1.01.300	Animal Husbandry (Section 58)	PC	PC	PC		PC	PC	PC	PC								PC	PC	PC
1.01.400	Slaughterhouses (Section 59)*	SC	SC														PC	P	
1.01.500	Roadside Stand (Section 60)	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
1.01.600	Commercial Stables (Section 61)	PC	PC	PC		PC	PC		PC			P	P	P	P		P	P	
1.01.700	Agritourism	SE	SE	SE		SE	SE		SE										
1.02.000	Aquaculture	P	P													P		P	P
1.03.000	Fisheries											P		P	P	P	P	P	P
1.04.000	Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
1.05.000	Topsoil, Mulch, and/or Aggregate Sales (Section 62)	PC	PC								P	P		P	P				
1.06.000	Farmers Markets (Section 63)	SC	SC								P	P	P	P	P	P			
1.07.000	Livestock Market (Section 64)	SC	SC														PC	PC	PC
1.08.000	Nursery	P	P								P	P		P	P			P	P
1.09.000	Greenhouse - on-premise sales permitted (Section 65)	PC	PC	PC		PC	PC	PC			P	P	P	P	P		P	P	P
1.10.000	Kennel, Commercial (Section 66)*	SC	SC									P		PC	PC				
2.00.000	MINERAL EXTRACTION																		
2.00.100	Mineral Extraction (Section 67)																		PC
2.00.200	Mineral Processing (Section 68)																	PC	PC
3.00.000	RESIDENTIAL																		
3.01.000	Dwelling - Single-Family Detached																		
3.01.100	Dwelling - Detached (Section 69)	P	P	P	P	P	P	P	P	P	P	P	PC	PC	PC	PC	PC	PC	P
3.01.200	Dwelling - Manufactured Home - Double-wide (Section 70)	PC	PC	PC	P	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
3.01.300	Dwelling - Manufactured Home - Single-wide (Section 71)	SC	SC	SC	P	SC	SC	SC				SC	SC	SC	SC		SC	SC	SC

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** See Note on last page*

		Zones																	
USES DESCRIPTION (Article V Citation)		NAR	SAR	RR	MH	LDR	ST	UR	VR	RM	RMU	EMU	BL	BG	BI	MB	M1	M2	MEA
3.01.400	Dwelling - Tenant House	P	P	P	P	P	P	P	P	P	P								
3.01.500	Dwelling - Guest House - on parcels greater than 50 acres	P	P	P	P	P	P	P	P	P	P								
3.01.600	Dwelling - Guest House - on parcels less than 50 acres	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE								
3.02.000	Dwelling - Single-Family Attached																		
3.02.100	Dwelling - Duplex (Section 72 & Article XII)						PC	PC	PC	P	PC	PC							
3.02.200	Dwelling - Semi-Detached (Section 73 & Article XII)						PC	PC	PC	P	PC	PC							
3.02.300	Dwelling with Accessory Apartment (Section 74)	PC	PC	PC	PC	PC	PC	PC	PC	P	P	P							
3.03.000	Dwelling - Multi-Family									P									
3.03.100	Dwelling - Townhouse (Section 75 and Article XII)							P		P	P	P				PC			
3.03.200	Dwelling - Apartment (Section 76 and Article XII)							P		P	P	P	PC	PC		PC		PC	
3.03.300	Dwelling - Apartment Conversion (Section 77)							SC		P	P								
3.04.000	Manufactured Home Park (Section 78)				PC														
3.05.000	Home Occupation (Section 79)	SC	SC	SC	SC	SC	SC	SC	SC	SC	PC	P	P	P	P	P			SC
3.05.010	Home Office	P	P	P	P	P	P	P	P	P	P	P							
3.06.000	Homes emphasizing special services, treatment, or supervision and Residential Elderly Care																		
3.06.100	Group Homes																		
3.06.110	less than 9 people	P	P	P	P	P	P	P	P	P	P	P							P
3.06.120	9 through 16 people									P	P	P							
3.06.200	Day Care																		
3.06.210	Day Care Center, Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
3.06.220	Day Care Center, Group (Section 80)*	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	PC		PC		
3.06.300	Halfway House (Section 81)	SC	SC	SC	SC	SC	SC	SC	SC	SC			SC	SC	SC				
3.06.400	Retirement housing complex (Section 82)	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P	P						
3.07.000	Miscellaneous rooms for rent situations																		
3.07.100	Boarding houses (Section 83)	SC	SC	SC		SC	SC	SC	SC	SC			PC	PC	PC				
3.07.200	Bed and breakfast (Section 84)	SC	SC	SC		SC	SC	SC	SC	SC			P	P		PC			
3.07.300	Conference Center (Section 85)*	SC	SC				SC	SC			P	P		P	P	PC	P	PC	
3.08.000	Hotel (Section 86)	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P		P	P	PC	PC		
3.09.000	Motel (Section 87)*	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P		P	P	PC	PC		

		Zones																	
USES DESCRIPTION (Article V Citation)		NAR	SAR	RR	MH	LDR	ST	UR	VR	RM	RMU	EMU	BL	BG	BI	MB	M1	M2	MEA
4.00.000	INSTITUTIONAL																		
4.01.000	Schools, Public	P	P	P	P	P	P	P	P	P	P	P							P
4.01.100	Schools, Private (Section 88)*	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	
4.01.200	Trade or vocational schools, Private (Section 89)										P	P		P	P	PC	P	P	
4.02.000	House of Worship *	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
4.03.000	Libraries, museums *	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P				P
4.04.000	Private Clubs (Section 90)*	SE	SE	SE	SE	SE	SE	SE	SE			P	P	P	P	P	PC	PC	
4.05.000	Institutional residence or care facilities																		
4.05.100	Hospitals (Section 91)*	SC	SC	SC	SC	SC	SC	SC	SC	SC		P		P	P				
4.05.200	Nursing Care Facility (Section 92)*	SC	SC	SC	SC	SC	SC	SC	SC	SC		P		PC	PC				
4.06.000	Cemetery, Crematorium																		
4.06.100	Cemeteries																		
4.06.110	Located on church grounds	P	P	P	P	P	P	P	P		P	P	P	P	P				
4.06.120	Not located on church grounds (Section 93)	SC	SC	SC	SC	SC	SC	SC	SC										
4.06.200	Crematorium (Section 94)*	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P	P	P	P		P		
4.06.300	Clinic (Section 161)											P	PC	PC	PC		PC	PC	
5.00.000	RECREATION, AMUSEMENT, ENTERTAINMENT																		
5.01.000	Indoor recreation (Section 95)*										P	P	P	P	P	P	PC	PC	
5.01.100	Theatre - Indoor										P	P		P	P				
5.01.200	Theatre - Drive-in (Section 96)	SC	SC			SC								SC	SC				
5.01.300	Indoor rifle and pistol ranges (Section 97)*													SC	SC	SC		SC	
5.01.400	Off-track betting (Section 98)*											P		PC	PC				
5.01.500	Coliseums, Stadiums (Section 99)													SC	SC		SC		
5.02.000	Privately owned outdoor recreation facilities (Section 100) *	SC	SC	SC	SC	SC	SC	SC	SC	SC		P		P	P	P			
5.03.000	Privately owned outdoor swim or tennis clubs approved as part of a residential development	P	P	P	P	P	P	P	P	P	P	P							
5.04.000	Marina															P			

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5.05.000	Campgrounds, Recreational Vehicle Parks (Section 101)*	SC	SC		SC														
5.06.000	Festivals or Events (Section 102)	SC	SC									P		PC	PC	PC			
5.07.000	Automobile and motorcycle racing tracks (Section 103)*														SC			SC	SC
5.08.000	Go Cart Track (Section 104)											P		PC	PC				
5.09.000	Amusement Parks (Section 105)*	SC	SC									P		PC	PC				
5.10.000	Public Golf Courses, privately owned golf courses, and public and privately owned golf courses approved as part of some residential development (Section 106)*	PC	PC	PC		PC	PC	PC	PC	PC									
5.11.000	Golf Driving Range, not part of a golf course (Section 107)											P		PC	PC				
5.12.000	Golf-Miniature										P	P		P	P	P			
5.13.000	Rifle and pistol range, war games, archery ranges or other recreation using weapons, outdoor (Section 108)	SC	SC											SC	SC				
5.14.000	Swimming Pool, Commercial (Section 109)*	SC	SC	SC	SC	SC	SC	SC		SC		P		PC	PC	PC			
6.00.000	EMERGENCY SERVICES																		
6.01.000	Fire Stations without assembly hall	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6.02.000	Fire Station with Assembly Hall (Section 110)	SC	SC	SC	SC	SC	SC	SC	SC		P	P		P	P				
6.03.000	Rescue squad, ambulance service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6.04.000	Police Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7.00.000	PUBLIC AND SEMI-PUBLIC FACILITIES																		
7.01.000	Post office																		
7.00.100	Local	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7.00.200	Regional											P		P	P		P	P	P
7.02.000	Airport (Section 111)*	SC	SC			SC	SC								SC		SC	SC	
7.03.000	Helicopter Facilities (Section 112)*	SC	SC											SC	SC		SC	SC	
7.04.000	Prison (Section 113)																SC	SC	
7.05.000	Transportation																		
7.05.100	Train station	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P
7.05.200	Bus Depot											P		P	P		P		
7.05.300	Park and Ride Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P

		Zones																	
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8.00.000	UTILITIES																		
8.01.000	Neighborhood Essential Service (Section 160)	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
8.02.000	Electric power, gas transmission & telecommunications buildings and structures (Section 114)	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
8.03.000	Overhead Electric Power Transmission	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8.04.000	Communication Tower (Section 115)	SC	SC		SC	SC	SC	SC		SC	SC	SC		PC	PC		PC	PC	PC
8.05.000	Public Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9.00.000	COMMERCIAL -SERVICE																		
9.01.000	Service establishments with floor area < 5,000 square feet (Section 116)*				PC					PC	P	P	P	P	P	PC	PC	PC	
9.02.000	Service establishments with floor area > 5,000 square feet (Section 117)											P		P	P	PC			
9.03.000	Office Buildings																		
9.03.100	Office Building, Class A (Section 118)*											P		P	P		P	PC	
9.03.200	Office Building, Class B											P	P	P	P		P		
9.03.300	Office Building, Class C (Section 119)	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P	P	P	P				
9.04.000	Banks, Drive-In (Section 120)											P	PC	PC	PC				
9.05.000	Business services											P	P	P	P		P		
9.06.000	Health Club (Section 121)*										P	P	P	P	P	P	PC	PC	
9.07.000 *	Construction Business or Supplies											P		P	P		P	P	
9.08.000	Funeral Parlors (Section 122)*	SC	SC	SC		SC	SC	SC	SC		P	P	P	P					
9.09.000	Animal Hospital (Section 123)*	SC	SC									PC	PC	PC					
10.00.000	COMMERCIAL - RETAIL AND WHOLESALE																		
10.01.000	Retail Establishments with floor area <5,000 square feet (Section 124)*				PC					PC	P	P	P	P	P	PC	PC	PC	
10.02.000	Retail Establishments with floor area >5,000 square feet (Section 125)											P		P	P	PC			
10.03.000	Adult Bookstore and/or Entertainment Center (Section 126)													SC	SC				

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10.04.000	Alcoholic Beverage Sales/Liquor Stores (Section 127)											SC	SC	PC	PC	SC			
10.05.000	Antique Shops (Section 128)*	SC	SC	SC	SC	SC	SC	SC	SC		P	P	P	P	P				
10.06.000	Auction Houses (Section 129)*	SC	SC									P		P	P				
10.06.100	Industrial Auction House											P					P	P	
10.07.000	Pet Store										P	P	P	P	P				
10.08.000	Manufactured Home sales											P		P	P				
10.09.000	Open-air markets											P		P	P				
10.10.000	Wholesale sales and establishments *											P		P	P				
10.11.000	Shopping Center (Section 130)												SC	SC	SC				
10.12.000	Restaurants																		
10.12.100	Restaurant, Standard (Section 131)*	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P	P	P	PC	PC	PC	
10.12.200	Restaurant, Carry-out, Delivery (Section 132)*										P	P	P	P	P	PC	PC	PC	
10.12.300	Restaurant, Drive-thru or fast food (Section 133)											PC		PC	PC				
10.12.400	Tavern (Section 134)											PC	PC	PC	PC	PC			
11.00.000	MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS																		
11.01.000	Motor Vehicle Sales											P		P	P				
11.02.000	Motor Vehicle Filling Station (Section 135)											PC	PC	PC	PC				
11.03.000	Motor Vehicle Rental (Section 136)											P		P	P	PC			
11.04.000	Motor Vehicle Repair and Maintenance (Section 137)*											P	PC	P	P		P	P	
11.05.000	Salvage Yard (Section 138)*	SC	SC											SC				PC	
11.06.000	Towing Service (Section 139)*											PC		PC	PC		PC	P	
11.07.000	Travel Trailers (Section 140)	PC	PC	PC															
11.08.000	Storage Trailer and Container (Section 158)	PC	PC	PC	PC	PC	PC	PC	PC	PC	P	P	P	P	P	P	P	P	P
11.09.000	Storage Trailer Facility (Section 141)*											P		PC	PC			PC	
11.10.000	Bus Storage (Section 142)*	SC	SC									P		P	P			P	
11.11.000	Car Wash											P		P	P				
11.12.000	Truck Wash											P			P		P		
11.13.000	Travel plaza											P			P				
11.14.000	Truck stop											P					P		

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12.00.000	INDUSTRIAL																		
12.01.000	Manufacturing																		
12.01.100	Heavy Industry*											P						P	
12.01.200	Light Industry (Section 143)*	SC	SC									P			P		P	P	
12.02.000	Blacksmith Shop	SE	SE									P					P	P	
12.03.000	Welding shops, ornamental iron works, machine shops*											P					P	P	
12.04.000	Bottling Facility *											P					P	P	
12.05.000	Saw Mills (Section 144)*	SC	SC									P						P	
12.06.000	Winery (Section 145)	PC	PC	PC	PC	PC	PC	PC	PC	PC		P					P	P	
12.07.000	Brick or Block Manufacturing *											P						P	
12.08.000	Concrete and Asphalt Plants (Section 146)*																	PC	PC
12.09.000	Automobile Parking Garages or Parking Lots, not accessory to a permitted use											P		P	P				
12.10.000 *	Truck Terminal														P		P	P	
12.11.000	Warehouse *											P		P	P		P	P	
12.12.000	Mini-Storage (Section 147)											P		PC	PC				
12.13.000	Non-Automotive Fuel Sales or Storage (Section 148)*											PC		PC	PC		PC	PC	
12.14.000*	Research and Development Facilities (Section 149)	SC	SC			SC	SC	SC				P			P		P	P	
12.15.000	Waste Management Uses																		
12.15.100	Recycling Facility *																	P	
12.15.200	Petroleum Products Recycling Facility (Section 150)*																	SC	
12.15.300	Hazardous Waste Recycling Facility (Section 151)																	SC	
12.15.400	Hazardous Waste Incineration Facility (Section 152)																	SC	
12.15.500	Rubble Landfill (Section 153)																		
12.15.600	Sanitary Landfill (Section 154)																		
12.15.700	Sludge Handling (Section 155)	SC	SC																SC
12.16.000	Non-Solar Power Generating Facilities (Section 156)*	SC	SC														SE	P	
12.16.100	Solar, Community Based (Section 162)*	SC	SC														SC	PC	
12.16.200	Solar, Accessory (Section 163)	P	P	P	P	P	P	P	P	P	PC	PC	PC	PC	PC	PC	PC	PC	PC

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12.17.000	Cannabis Grower* (Section 164A)														SC		SC	SC	
12.17.100	Cannabis Processor* (Section 164B)														SC		SC	SC	
12.17.200	Cannabis Independent Testing Laboratory* (Section 164B)														SC		SC	SC	
12.17.300	Dispensary* (Section 164C)											SC		SC	SC				
12.17.400	Cannabis On-Site Consumption Establishment* (Section 164D) 1																		
13.00.000	MISCELLANEOUS USE																		
13.01.000	Accessory Structures and Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13.02.000	Zoological Gardens	SE	SE												P				

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1 - A cannabis on-site consumption facility is prohibited in Cecil County (See Md. Alcoholic Beverages and Cannabis Code Ann 36-407(b)(1))

* When these uses are proposed to occur or expand within the Chesapeake Bay Critical Area Resource Conservation Area (RCA) the applicant must apply for, and receive Growth Allocation as described in Article XI, Part I of this Ordinance prior to final approval.