

**Article III  
Establishment of Districts**

**Section 1 - Districts Established**  
(Amended 3/28/95)

The unincorporated area of Caroline County is hereby divided into the following districts:

RP	Rural Preservation
AP	Agricultural Preservation
RR-2	Rural Residential-2
RR-5	Rural Residential-5
R-1	Residential, Low Density
R-2	Residential, Medium Density
R-3	Mobile Home Subdivision
MHP-1	Residential, Mobile Home Park
PUD	Planned Unit Development
B-1	Business
M-1	Industrial

**Section 2 - Official Zoning Maps**

The location and boundaries of said districts are set forth and indicated on a set of maps entitled "Official Zoning Maps" which, with all explanatory matter thereon, shall be a part of this ordinance.

No change of any nature shall be made in the Official Zoning Maps or matter shown thereon except in conformity with the procedures set forth in this ordinance. Any unauthorized change by any person or persons shall be considered a violation of this ordinance.

Regardless of the existence of purported copies of the Official Zoning Maps which may from time to time be made or published, the Official Zoning Maps shall be located in the office of the Zoning Administrator shall be the final authority as to current zoning status of land in the County.

**Section 3 - Determination of District Boundaries**

Where uncertainty exists as to the boundaries of Districts as shown on the Official Zoning Maps, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
3. Boundaries indicated as approximately following County Boundaries shall be construed as following such County Boundaries;
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
5. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines;

6. Boundaries indicated as parallel to or extensions of features indicated in subsection 1 through 5 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map;
7. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections 1 through 6 above, the Board of Zoning Appeals shall interpret the district boundaries.

**Section 4 - General Provisions**

No building, structure, or land shall hereafter be used, changed in use, or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified or the district in which it is located.

No yard or lot existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance, shall meet at least the minimum requirements established by this ordinance.