

# ZONING

## General Table of Land Use Regulations Talbot County § 190-19

[Amended 9-10-1991 by Bill No. 459, effective 11-9-1991; 1-28-1992 by Bill No. 465, effective 3-28-1992; 4-14-1992 by Bill No. 480, effective 6-13-1992; 3-9-1993 by Bill No. 500, effective 5-8-1993; 5-25-1993 bill No. 507, effective 7-24-1993; 11-23-1993 by Bill No. 515, effective 1-22-1994; 8-29-1995 by Bill No. 595, effective 10-28-1995; 6-11-1996 by Bill No. 609, effective 8-10-1996; 10-10-1995 by Bill No. 599, effective 12-9-1995; 6-28-1994 by Bill No. 538, effective 8-27-1994; 8-9-1994 by Bill No. 546, effective 10-8-1994; 2-25-1995 by Bill No. 567, effective 4-29-1995; 9-10-1996 by Bill No. 624, effective 11-9-1996; 1-14-1997 by Bill No. 633, effective 3-15-1997; 9-23-1997 by Bill No. 648, effective 11-22-1997; 10-27-1998 by Bill No. 687, effective 12-26-1998; 10-27-1998 by Bill No. 692, effective 12-26-1998; 3-30-1999 by Bill No. 706, effective 5-29-1999; 1-9-2001 by Bill No. 800, effective 3-10-2001; 2-13-2001 by Bill No. 805, effective 4-14-2001; 3-27-2001 by Bill No. 806, effective 5-26-2001; 8-14-2001 by Bill No. 839, effective 10-13-2001; 11-27-2001 by Bill No. 850, effective 1-26-2002; 2-12-2002 by Bill No. 856, effective 4-13-2002; 9-17-2002 by Bill No. 886, effective 11-16-2002; 11-25-2003 by Bill No. 920, effective 1-24-2004; 12-16-2003 by Bill No. 924, effective 2-14-2004; 2-24-2004 by Bill No. 937, effective 4-17-2004; 12-9-2003 by Bill No. 927, effective 2-7-2004; 9-28-2004 by Bill No. 962, effective 11-27-2004; 12-14-2004 by Bill No. 968, effective 2-12-2005; 12-14-2004 by Bill No. 969, effective 2-12-2005; 4-26-2005 by Bill No. 972, effective 6-25-2005; 9-13-2005 by Bill No. 994, effective 11-12-2005]

**Key:**

- |  |                                  |
|--|----------------------------------|
| P = Permitted                                  | RR = Rural Residential District  |
| S = Special exception use                      | TR = Town Residential District   |
| A = Accessory use                              | VC = Village Center District     |
| RAC = Rural/Agricultural Conversation District | LC = Limited Commercial District |
| RC = Rural Conservation District               | GC = General Commercial District |
|  | LI = Limited Industrial District |

Land Use Classification	RAC	RC	RR	TR	VC	LC	GC	LI
<b>AGRICULTURE</b>								
<b>Accessory Agriculture Uses And Structures</b>	A	A	A	A	A			
* Includes farm buildings, barns, cribs, sheds, tool rooms, workshops, tanks, and silos								
* Open or enclosed storage of farm materials, products, equipment or vehicles								
* Petroleum storage, not for resale, subject to County, state, and federal regulations								
* Grain flow and field blending and packaging including milling drying and storing								
* Structures for animal manure, composting and similar purposes, minimum 200-foot setback required except for poultry house waste storage structures associated with existing poultry operations								

TALBOT COUNTY CODE

**General Table of Land Use Regulations  
Talbot County  
§ 190-19 (cont'd)**

Land Use Classification	RAC	RC	RR	TR	VC	LC	GC	LI
<b>AGRICULTURE (cont'd)</b>								
* Poultry house waste storage structures for existing poultry operations may be located no closer to the nearest property line than the existing poultry house, provided the poultry house waste storage structure shall be located in an unobtrusive and environmentally sensitive manner as possible, and is located as far away from the nearest property line as practical. Affected adjoining property owners shall be afforded an opportunity to provide comments to the Planning Officer prior to issuance of a zoning permit.								
<b>Agricultural Migrant Employee Housing</b>	S	S						
* 200-foot setback from property lines								
* 20-acre minimum lot size								
* Not more than 15 units with 6 persons per unit								
<b>Agricultural Processing</b>	S							P
* Includes raw product packaging, freezing and canning								
* 200-foot setback from property lines								
<b>Agricultural Production</b>	P	P	P	P	P	P	P	P
* Includes growing field crops, grazing, livestock and supplemental feeding, hay production, orchards, vegetable growing, sod farming, vineyards and Christmas tree growing								
<b>Agricultural Research Facilities (commercial)</b>	S	S						
* See additional land use regulations §190-20A.								
<b>Grain processing, drying and storage (wholesale commercial)</b>	P	P			S	S	S	S
* In the RC Zone (wholesale only), limited to an accessory use to a farm operation existing as of the date of this ordinance								
* 200-foot setback from property lines								
<b>Greenhouse and Plant Nursery (wholesale)</b>	P	P		S	S	S	P	S
* In the RC Zone, limited to establishments for the growing and holding of trees, shrubs, plants and flowers (i.e., native, ornamental and hydrophytic species) for the purpose of sale								
<b>Greenhouse and Plant Nursery (retail)</b>	S	S		S	S	P	P	P
* In the RC Zone, limited to establishments for the growing and holding of trees, shrubs, plants and flowers (i.e., native, ornamental and hydrophytic species) and associated planting supplies, including fertilizer, peat moss, planting soil, etc. for the purpose of sale								
* In RAC and RC Zones, areas devoted to growing of plants of trees shall be set back 20 feet from all property boundaries								

## ZONING

### General Table of Land Use Regulations Talbot County § 190-19 (cont'd)

Land Use Classification	RAC	RC	RR	TR	VC	LC	GC	LI
<b>AGRICULTURE (cont'd)</b>								
* In RAC and RC Zones, parking and sales areas shall be set back 200 feet from rear and side property lines								
* In RAC and RC Zones, parking and sales structures shall be set back 100 feet from the front property line								
<b>Livestock Auction House</b>	S							
* 10-acre minimum lot size								
* 200-foot setback for buildings and structures								
* 50-foot setback for parking areas								
<b>Poultry and Hog Houses, Dairy Barns, Livestock Feeding Lots and Agricultural Lagoons</b>	P	P						
* 200-foot setback from property lines								
* 20-acre minimum lot size for poultry and hog houses larger than 1,000 square feet								
<b>Poultry and Hog Houses Larger Than 1,500 Square Feet on Parcels Smaller Than 20 Acres</b>	S	S						
* 200-foot setback from property lines								
<b>Poultry Houses of any size on any size parcel located outside of the Chesapeake Bay Critical Area</b>					S			
<b>Produce Stands</b>	A	A			P	P	P	
* See supplemental regulations § 190-20B.								
<b>Timber Harvesting (commercial)</b>	P	P	P	P	P	P	P	P
* Includes parcels 10 acres or larger in Critical Area RR, TR, VC, and LC								
<b>Timber Harvesting (commercial)</b>			S	S	S	S		
* Includes parcels smaller than 10 acres in Critical Area RR, TR, VC, and LC								
<b>Aquaculture (retail)</b>	S	S			S	P	P	S
* See additional land use regulations § 190-20E.								
<b>Aquaculture (wholesale)</b>	P	P			S	P	P	P
*Seafood on-premises for wholesale sales								
* Excludes on-premises processing of aquaculture products								
* 200-foot setback for related ponds, in RAC, RC, and VC								
<b>Fish and Game Hatcheries</b>	P	P						
<b>RESIDENTIAL</b>								
<b>Accessory Residential Uses</b>	A	A	A	A	A	A	A	A
* Includes structures not for human occupation								
* Includes detached carports and garages, game courts, greenhouses, satellite dishes, storage sheds, swimming pools and pool houses								
* Includes horse stables in RAC, RC, RR, TR and VC Zones with minimum lot size of 2 acres for 1 horse and 1 additional acre for each additional horse								

TALBOT COUNTY CODE

**General Table of Land Use Regulations  
Talbot County  
§ 190-19 (cont'd)**

<b>Land Use Classification</b>	<b>RAC</b>	<b>RC</b>	<b>RR</b>	<b>TR</b>	<b>VC</b>	<b>LC</b>	<b>GC</b>	<b>LI</b>
<b>RESIDENTIAL (cont'd)</b>								
* The minimum setback from property lines for horse stables and related manure storage areas is 100 feet.								
* Includes an apartment in conjunction with a single-family detached dwelling unit in the VC Zone provided the single-family dwelling retains the appearance of a single-family home. When the apartment is located in the residence, the owner of the property must reside in either the principal residence or apartment. An apartment within or attached to the principal residence is limited to a minimum of 300 square feet and a maximum of no more than 35% of the gross floor area of the principal residence, and an apartment in a detached accessory residential structure is limited to 500 square feet and not more than 2 bedrooms.								
* A private satellite dish shall only be permitted in the rear or side yard, shall not have an antenna exceeding 12 feet in diameter or 15 feet in height above ground level, shall be permanently ground mounted, shall not be installed on a portable or movable structure, shall be totally screened along the nonreceptive window axis and shall have low level ornamental landscaping along the base of the receptive window axis (screening may consist of fencing or plantings).								
* The home-based office shall not employ more than 1 nonresident employee. Equipment used in the home-based office shall be limited to computers, fax machines, telephones, adding machines, calculators, filing cabinets, desks, and other supplies typical of administrative or clerical functions. The home-based office shall comply with § 190-20C(3)(d) for home-based occupation.								
<b>Employee Residence</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
* In all Zones, except RAC and RC where parcels are 20 acres or larger, an employee residence shall not exceed 1,500 square feet.								
* At least one-half of the household income of the employee residence shall be obtained from the property owner.								
* An employee residence shall not be a manufactured home or mobile home unless it is an employee residence accessory to agriculture (See supplemental regulations § 190-23B.)								

# ZONING

## General Table of Land Use Regulations Talbot County § 190-19 (cont'd)

Land Use Classification	RAC	RC	RR	TR	VC	LC	GC	LI
<b>RESIDENTIAL (cont'd)</b>								
<b>Guest Residence (noncommercial)</b>	A	A	A	A	A			
* 2-acre minimum parcel size								
* 1 guest residence per parcel								
* Excludes manufactured homes and mobile homes								
* Shall not be occupied by the same individual for longer than 6 months								
* An individual occupying a guest residence for more than 3 months shall not reoccupy the residence for 1 month after ceasing occupancy								
* May be indefinitely occupied by an individual related by blood or marriage to the property owner								
* In all Zones, except RAC and RC where parcels are 20 acres or larger, no guest residence shall exceed 1,500 square feet.								
* No guesthouse shall be rented or sold separately from the principal residence.								
<b>Single-Family Residence (detached)</b>	P	P	P	P	P	A	A	A
* Includes modular homes and doublewide manufactured homes, subject to the provisions of § 190-20N								
* Excludes single-wide manufactured homes and mobile homes								
* Limited to one single-family primary residence per parcel or lot								
<b>Single-Family Residence (duplex)</b>	P	P	P	P	P	A	A	A
* Includes 2 attached single-family dwelling units constructed on site or modular dwelling units manufactured off site								
* Each unit of a duplex must be located on a separate lot, and the side yard setback where the units are attached is waived.								
* Excludes manufactured homes and mobile homes								
* Shall only be allowed on individual lots smaller than 2 acres								
<b>Short-Term Rental</b>								
* Permitted, subject to registration and licensure, in all zoning districts except Limited Industrial, Limited Commercial, and General Commercial.	P	P	P	P	P			
<b>RECREATION</b>								
<b>Conservation Areas (public or private)</b>	P	P	P	P	P	P	P	P
* Includes arboretums, bird sanctuaries, demonstration forests, hunting preserves, reforestation areas, wildlife reservations and regulated hunting areas								

TALBOT COUNTY CODE

**General Table of Land Use Regulations  
Talbot County  
§ 190-19 (cont'd)**

Land Use Classification	RAC	RC	RR	TR	VC	LC	GC	LI
<b>RECREATION (cont'd)</b>								
<b>Drive-In Theater</b>							S	
* Display screen shall not be visible from a public road								
* Screen structures shall be at least 100 feet from public roads								
<b>Exposition Center or Fairgrounds</b>	S							S
<b>General Outdoor Commercial Recreation Activities</b>							S	S
* Includes miniature golf, driving ranges and commercial ballfields								
<b>Golf Courses and Country Clubs (public or private)</b>	P		S	S				
* Courses shall not be lighted for night play.								
* Excludes miniature golf courses								
* Excludes driving ranges not primarily associated with the golf course								
<b>Hunting Blinds</b>	P	P	P	P	P			
* See Maryland state law for regulations on hunting blinds.								
<b>Indoor Recreation Facilities (commercial or noncommercial)</b>					S	P	P	P
* Includes billiard/pool halls, bowling alleys, health clubs, indoor ball courts, skating rinks, theaters with fewer than 500 seats, and sports arenas with fewer than 500 seats								
* 100-foot setback from property lines								
* In the VC Zone, uses must be located within 1/4 mile of a state highway.								

## ZONING

### General Table of Land Use Regulations Talbot County § 190-19 (cont'd)

Land Use Classification	RAC	RC	RR	TR	VC	LC	GC	LI
<b>RECREATION (cont'd)</b>								
<b>Indoor Shooting Range</b>	S					S	S	S
<b>Off-Road Outdoor Recreation( Public or Private)</b>								
Motorized and nonmotorized vehicle race and other recreation courses, excluding automobiles and trucks								
*Minimum of 50 acres								
*No areas for retail sales of merchandise exceeding 400 square feet								
*Facility shall post rules and regulations regarding the use of safety equipment								
*Trained first aid personnel shall be on site during operating hours								
*Adequate off-site parking shall be provided								
*Entire course must be laid out so that vehicles shall not be driven on the courses above natural prevailing grade of surrounding land								
*200-foot setback from property lines, of which 100 feet shall be vegetative buffer of at least 10 feet in height								
*1,000-foot setback from existing inhabited dwellings								
*Activity must meet noise standards of this chapter								
*Course shall not be lit for nighttime operation								
*Hours of operation may not exceed 9:00 a.m. to 7:00 p.m.								
*No overnight camping or campgrounds								
*Recreation area to be fenced with at least a six-foot-high fence and locked during nonoperating hours								
*No paid spectator tickets shall be permitted								
*Access to site shall be by arterial or collector road	S							
<b>Parks and Playgrounds (public or private)</b>	P	P	P	P	P			
* In the RC Zone, commercial and public pools are not permitted except where growth allocation is approved subject to § 190-109D(21)								
* Limited to passive recreation								
<b>Riding Stables and Trails and Horse Boarding (commercial)</b>	S	S		S				
* 200-foot setback for related structures								
* Minimum lot size shall be 10 acres or 1 acre per horse, whichever is greater								
*In the TR Zone, minimum lot size shall be 10 acres or one acre per horse, whichever is greater								
* Feeding and watering stations shall be set back 50 feet from any body of water, including tributary streams and tidal wetlands.								

TALBOT COUNTY CODE

**General Table of Land Use Regulations  
Talbot County  
§ 190-19 (cont'd)**

Land Use Classification	RAC	RC	RR	TR	VC	LC	GC	LI
<b>RETAIL SALES</b>								
<b>Automobile, Truck and Recreational Vehicle Sales</b>							P	P
<b>Building Supply and Lumber Yards with Outside Storage</b>					S	S	P	P
* No structure shall exceed 65,000 square feet in gross floor area. For the purposes of this subsection, the term "gross floor area" shall include indoor and outdoor space utilized for retail display and sale of goods. No combination of structures, or structures and outside retail display and sales areas on the same or on contiguous lots or parcels, shall exceed 65,000 square feet in gross floor area for a single or commonly controlled retail business operation.								
* Includes home and garden supplies and equipment								
<b>Farm Machinery and Supplies</b>	S					S	P	P
* Includes agricultural vehicles and implements								
* Includes agricultural supplies								
* Includes home and garden supplies and equipment, except in the RAC Zone								
* In the RAC Zone, 200-foot setback for structures used for milling of grain and feed, and chemical and fertilizer storage								
<b>General Retail</b>					S	P	P	
* Includes sales of antiques, books, baked goods, clothing, crafts, drugs, dry goods, furniture, gifts, groceries, hardware, household items, liquor, plants (flowers, shrubs, and trees), seafood, sports equipment, and items generally found in department stores, general stores or variety stores								
* No structure shall exceed 65,000 square feet in gross floor area. For the purposes of this subsection, the term "gross floor area" shall include indoor and outdoor space utilized for retail display and sale of goods. No combination of structures, or structures and outside retail display and sales areas on the same or on contiguous lots or parcels, shall exceed 65,000 square feet in gross floor area for a single or commonly controlled retail business operation.								
* In the VC Zone general retail uses shall be within 300 feet of a general retail use or post office existing as of the effective date of this chapter, shall not exceed 2,000 square feet of gross floor area.								
<b>Monuments and Memorial Stones</b>							P	P
* 100-foot setback for stone cutting activities								
<b>Roadside Vendors</b>						A	A	A

ZONING

**General Table of Land Use Regulations  
Talbot County  
§ 190-19 (cont'd)**

<b>Land Use Classification</b>	<b>RAC</b>	<b>RC</b>	<b>RR</b>	<b>TR</b>	<b>VC</b>	<b>LC</b>	<b>GC</b>	<b>LI</b>
<b>SERVICES</b>								
<b>Animal Hospital, Veterinary Clinic and Associated Boarding of Animals</b>	S	S	S		P	P	P	P
* 50-foot setback from all property lines								
* No outside animal pens and overnight boarding in the VC Zone								
* In the RC Zone, must be accessory to a farm use and impervious surfaces are limited to 15% of the site or 20,000 square feet, whichever is less								
* In the RC Zone, where there is a 20,000 square foot limitation, impervious coverage may be increased through the use of growth allocation subject to § 190-109D(21)								
<b>Automobile Service, Repair, Washing, and Fuel Sales</b>					P	P	P	P
* Includes trucks and recreational vehicles								
* Access driveways shall be at least 50 feet from RAC, RC, RR, and TR Zones.								
* In the VC Zone the use shall be within 300 feet of a general retail use or post office existing as of the effective date of this chapter and shall not exceed 2,000 square feet of gross floor area								
<b>Bed-and-Breakfast</b>	A	A	S	A	A			
* See § 190-20K								
* In the RC Zone, rental of non-motorized water craft shall be accessory to bed-and-breakfast use								
* Limited to the rental of non-motorized water craft								
* Rental of non-motorized watercraft shall be limited to guest(s) of the bed-and-breakfast								
* No retail sales								
* Two-acre minimum lot size								
* Only structures existing on the date of this amendment (11-25-2003, effective 1-24-2004) shall be used for the rental and storage associated with the non-motorized water craft								
* One parking place per two non-motorized water craft								
* Shall have direct access from a state highway								
* Limited to a maximum number of 12 non-motorized water craft								

TALBOT COUNTY CODE

**General Table of Land Use Regulations  
Talbot County  
§ 190-19 (cont'd)**

Land Use Classification	RAC	RC	RR	TR	VC	LC	GC	LI
<b>SERVICES (cont'd)</b>								
<b>Boat and Marine Equipment Sales and Assembly</b>								
*Includes outdoor commercial storage and sales								
*In an LI Zone sale of boats limited to boats fully assembled on site						S	P	P
<b>Building and Landscape Contracting and Maintenance</b>						P	P	P
* Includes contracting for air conditioning, excavation, floor covering, glass repair, heating, landscaping, plumbing, and tree trimming								
* No exterior storage in the LC Zone								
<b>Funeral Home and Crematorium</b>						P	P	P
<b>Farm Equipment Service and Repairs</b>	S				S	P	P	P
* 150-foot setback in the RAC and VC Zone								
<b>General Services</b>					S	P	P	P
* Includes beauty parlor, barbershop, blacksmith, dry cleaning, equipment rental, laundromats/laundry, locksmith, outdoor power equipment repair, photo processing, shoe repair, tailor shop, signs, sheet metal, printing/publishing, appliance repair, upholstery, taxidermy, woodworker/ carpenter and welding								
* In the VC Zone general service uses shall be within 300 feet of a general retail use or post office existing as of the effective date of this chapter, and shall not exceed 2,000 square feet of gross floor area.								
* In the LC Zone a general services use shall not exceed 2,500 square feet of gross floor area.								
<b>Home-Based Occupation</b>	A	A		A	A			
* See additional regulations								
§ 190-20C								
<b>Hotel/Motel</b>						S	P	
<b>Inn</b>					S	P	P	
* In the VC Zone the inn shall be within 300 feet of a general retail use or post office existing as of the effective date of this chapter								
<b>Kennel (commercial)</b>	S					S	S	
* 200 foot setback in RAC Zone								
* Outside pens must be sight obscured								
<b>Marine Equipment Service and Repairs</b>					S	P	P	P

## ZONING

### General Table of Land Use Regulations Talbot County § 190-19 (cont'd)

Land Use Classification	RAC	RC	RR	TR	VC	LC	GC	LI
<b>SERVICES (cont'd)</b>								
<b>Mini Warehouse</b>					S	P	P	P
* In the VC Zone minimum property size shall be 1 acre, shall have perimeter security fencing, perimeter landscaping, minimum 50 foot setback from all property lines, lighting internal to the site and building height one story and not to exceed 20 feet for new construction								
<b>Professional Services</b>					P	P	P	P
* Includes accounting, architecture, chiropractic medicine, medical clinics (medical or veterinary), dentistry, financial institutions, insurance, land planning, law, medicine, real estate, veterinary medicine								
* In the VC Zone uses shall be within 300 feet of a general retail use or post office existing as of the effective date of this chapter, shall not exceed 2,000 square feet of gross floor area, and shall not include drive-through facilities								
* In the LC Zone uses shall not exceed 2,500 sq. ft. of gross floor area, and shall not include drive-through facilities								
<b>Restaurants, Bars and Night Clubs</b>					S	P	P	
* Excludes drive-through facilities								
* In the VC Zone uses shall be within 300 feet of a general retail use or post office existing as of the effective date of this chapter, seating limited to 40 persons, excludes bars and night clubs except liquor sales associated with a restaurant.								
<b>Restaurant with Drive-Through Facilities</b>							S	
<b>Temporary Office for On-Site Construction Personnel</b>	P	P	P	P	P	P	P	P
* After 6 months of operation, Planning Officer must authorize continued use for each subsequent 6-month period.								
<b>Vehicle and Boat Parking and Storage (commercial)</b>	P	P			P	P	P	P
* Excludes any vehicle repairs and maintenance in the RAC and RC Zones								
* Limited to indoor storage in structures existing as of August 13, 1989, in the RC Zone and June 22, 1991, for the RAC, VC, and LC Zones								
*Outside boat parking and storage allowed by special exception in the LC Zone (See "Boat and Marine Equipment Sales and Assembly")								

TALBOT COUNTY CODE

**General Table of Land Use Regulations  
Talbot County  
§ 190-19 (cont'd)**

Land Use Classification	RAC	RC	RR	TR	VC	LC	GC	LI
<b>INSTITUTIONAL</b>								
<b>Cemeteries and Mausoleums/Columbarium, Non-Church-Related, for Humans and Animals and Family Cemeteries</b>	P	P						
* 20-acre minimum lot size for cemeteries								
* 5-acre minimum lot size for pet cemeteries								
* 2-acre minimum lot size when limited to use of property owner and owner's family members and their pets								
* Non-church-related cemeteries are prohibited in the RC Zone, excepting family cemeteries, provided impervious surfaces are limited to 15% of the site or 20,000 square feet, whichever is less								
* In the RC Zone, where there is a 20,000 square foot limitation, impervious coverage may be increased through the use of growth allocation subject to § 190-109D(21)								
<b>Cemeteries Related to Churches or Temples</b>	S	S	S	S	P	P	P	
* In the RC Zone, church-related cemeteries are allowed, provided church was in existence prior to August 13, 1989, and provided impervious surfaces are limited to 15% of the site or 20,000 square feet, whichever is less								
* In an RC Zone, includes columbarium associated with a church, provided impervious surfaces are limited to 15% of the site or 20,000 square feet, whichever is less								
* In the RC Zone, where there is a 20,000 square foot limitation, impervious coverage may be increased through the use of growth allocation subject to § 190-109D(21)								
<b>Community and Cultural Facilities</b>	S	S	S	S	P	P	P	
* Includes public and quasi-public buildings and structures for recreation, conservation, cultural, museum, library and public service uses								
* In the VC Zone, uses shall be within 300 feet of a general retail use or post office existing as of the effective date of this chapter, and shall not exceed 2,000 square feet of gross floor area								
* In the RC Zone, uses that are non-governmental are allowed, provided impervious surfaces are limited to 15% of the site or 20,000 square feet, whichever is less								
* Structures existing in the RC Zone prior to August 13, 1989, may be expanded, provided impervious surfaces are limited to 15% of the site or 20,000 square feet, whichever is less								
* In the RC Zone, where there is a 20,000 square foot limitation, impervious coverage may be increased through the use of growth allocation subject to § 190-109D(21)								

ZONING

**General Table of Land Use Regulations  
Talbot County  
§ 190-19 (cont'd)**

<b>Land Use Classification</b>	<b>RAC</b>	<b>RC</b>	<b>RR</b>	<b>TR</b>	<b>VC</b>	<b>LC</b>	<b>GC</b>	<b>LI</b>
<b>INSTITUTIONAL (cont'd)</b>								
<b>Day-Care Facility; Family</b>	P	P	P	P	P	P	P	P
* 8 or fewer clients, including any relatives of the care provider								
* Includes children and adults								
* In the RC Zone, shall be located in a structure existing prior to August 13, 1989, expansion shall be allowed, provided impervious surfaces are limited to 15% of the site or 20,000 square feet, whichever is less								
* In the RC Zone, where there is a 20,000 square foot limitation, impervious coverage may be increased through the use of growth allocation subject to § 190-109D(21)								
<b>Day-Care Center; Small Group</b>	S		S	S	S	P	P	P
* 9-12 clients including any relatives of the care provider								
* Includes children and adults								
<b>Day Care Center; Group</b>	S		S	S	S	P	P	A
* More than 12 clients including any relatives of the care provider								
* Includes children and adults								
<b>Educational Institutions, Public or Private, Boarding and Non-Boarding</b>	S	S		S	S	S	S	S
* In RC and TR Zones, limited to nursery schools and schools with Grades K through 8								
* In the RC Zone, public allowed, in accordance with 27.02.02; private allowed subject to impervious limitation of 15% of the site or 20,000 square feet, whichever is less								
* Private institutions existing in the RC Zone prior to August 13, 1989, may be expanded, provided impervious surfaces are limited to 15% of the site or 20,000 square feet, whichever is less								
* In the RC Zone, where there is a 20,000 square foot limitation, impervious coverage may be increased through the use of growth allocation subject to § 190-109D(21)								
<b>Emergency Services</b>	P	P		P	P	P	P	P
* Includes fire, police, rescue and ambulance uses								
* Shall be within 1/4 mile of a state highway in the RAC and RC Zones								
* In the RC Zone, public and quasi-public allowed; private allowed, provided impervious surfaces are limited to 15% of the site or 20,000 square feet, whichever is less								
* Existing privately owned and operated services in the RC Zone in operation prior to August 13, 1989, may be expanded, provided impervious surfaces are limited to 15% of the site or 20,000 square feet, whichever is less								
* In the RC Zone, where there is 20,000 square foot limitation, impervious coverage may be increased through the use of growth allocation subject to § 190-109D(21)								

TALBOT COUNTY CODE

**General Table of Land Use Regulations  
Talbot County  
§ 190-19 (cont'd)**

Land Use Classification	RAC	RC	RR	TR	VC	LC	GC	LI
<b>INSTITUTIONAL (cont'd)</b>								
<b>Government Offices</b>					P	P	P	P
* Limited to offices offering agricultural, technical, investigative, or community outreach and support services in the LI Zone								
<b>Group Homes, Large</b>	S	S	S	S	S	S	S	
* For more than 8 residents unable to live independently because of mental or physical disorders								
<b>Group Homes, Small</b>	P	P	P	P	P			
* For not more than 8 residents unable to live independently because of mental or physical disorders								
<b>Hospital</b>							S	
* 200-foot setback for utility or service structures								
* 10-acre minimum lot size								
<b>Meeting Halls and Facilities for Clubs, Lodges and Fraternal Societies</b>	S	S			S	P	P	
* Excludes gun and firearm shooting clubs								
* In the RC Zone, limited to service organizations and non-profit charitable organizations and institutions								
* In the RC Zone, subject to impervious limitation of 15% of the site or 20,000 square feet, whichever is less								
* In the RC Zone, structures existing prior to August 13, 1989, may be expanded, provided impervious surfaces are limited to 15% of the site or 20,000 square feet, whichever is less								
* In the RC Zone, where there is a 20,000 square foot limitation, impervious coverage may be increased through the use of growth allocation subject to § 190-109D(21)								
<b>Nursing Home and Assisted Living Facility (existing structure)</b>	S	S	S	S	S			
* Shall be located in a structure existing at the effective date of this chapter								
* In Critical Area, shall be located in a structure existing prior to August 13, 1989								
* In the RC Zone, may be expanded, provided impervious surfaces are limited to 15% of the site or 20,000 square feet, whichever is less								
* In the RC Zone, where there is a 20,000 square foot limitation, impervious coverage may be increased through the use of growth allocation subject to § 190-109D(21)								
* In the RC Zone, limited to eight patients								
* See additional land use regulations (§ 190-20G).								
<b>Post Office</b>					P	P	P	
<b>Rehabilitation Residence</b>	S	S			S			
* See additional regulations § 190-20D4.								

ZONING

**General Table of Land Use Regulations  
Talbot County  
§ 190-19 (cont'd)**

Land Use Classification	RAC	RC	RR	TR	VC	LC	GC	LI
<b>INSTITUTIONAL (cont'd)</b>								
<b>Studios For Instruction in Art, Music, Dance, Drama, Crafts or Physical Education</b>				P	P	P	P	S
* In the VC Zone uses shall be within 300 feet of a general retail use or post office existing as of the effective date of this chapter, and shall not exceed 2,000 square feet of gross floor area.								
<b>INDUSTRIAL</b>								
<b>Private Airports, Landing Strips, Heliports/Helistops</b>	S							
* 40-acre minimum lot size for private landing strips and airports								
* 200-foot setback for private landing strips and airports								
* 20-acre minimum lot size for heliports/helistops								
* 1,000-foot setback from existing residences for heliports/helistops unless consent to reduce the setback is received from all residence owners within the 1,000-foot setback. Minimum setback 200 feet from property lines								
<b>Compounding Industries (permanent)</b>								S
* Includes concrete and asphalt plants								
* 1,000-foot setback from existing residences unless consent to reduce the setback is received from all residence owners within 1,000-foot setback								
* Shall not be allowed in the Chesapeake Bay Critical Area								
* Shall have direct access to an approved county or state road								
<b>Compounding, Temporary Paving Material</b>	S							P
* Includes any asphalt and concrete processing								
* 1,000-foot setback from any structure intended for human occupancy unless the owner of the structure consents to a lesser setback, no less than 200 feet								
* Shall be associated with a major public road or facility construction project								
* Shall not be operational for more than 1 year without the consent of the Planning Officer								
<b>Cottage Industry</b>	S	S			S			
*See additional regulations § 190-20C.								
<b>Flammable Liquid Storage and Wholesale Distribution</b>						S	S	S
* Setbacks subject to the BOCA National Fire Prevention Code/1993 as amended and Article X of this chapter, whichever is more restrictive								
<b>Food Packing and Processing</b>							P	P
<b>Laboratories for Scientific Research and Experimentation</b>								P

TALBOT COUNTY CODE

**General Table of Land Use Regulations  
Talbot County  
§ 190-19 (cont'd)**

Land Use Classification	RAC	RC	RR	TR	VC	LC	GC	LI
<b>INDUSTRIAL (cont'd)</b>								
<b>Manufacturing Operations</b>					S	S	S	P
* Includes any uses involved in assembling, processing or packaging operations that do not create a public nuisance because of noise, vibration, dust, smoke, odor, glare, or environmental pollution								
* Not allowed in the Critical Area								
* In VC, LC and GC shall be located in a structure existing as of June 22, 1991, the effective date of this chapter								
* In the Village Center Zone uses shall be within 300 feet of a general retail use or post office existing as of June 22, 1991, the effective date of this chapter.								
<b>Mineral Extraction Activities</b>	S	S						
* Includes sand and gravel operations								
* See additional regulations § 19020H.								
<b>Product Recycling</b>	S	S						
* Masonry products (including concrete, asphalt, brick, block and stone) and material products (including trees, stumps, branches, leaves, grass trimmings and soil)								
* See additional regulations § 190-20J.								
<b>Recycling Processing Center</b>								P
* Must be located in an opaque-fenced yard or enclosed structure								
* Shall not be used for a permanent storage or disposal site of recyclable materials								
<b>Sawmills</b>	P	P			S	S	P	P
* 200-foot setback in all zones except VC, LC, GC, and LI								
* Setback reduced to 50 feet for existing sawmills at the effective date of this chapter								
* In the RC Zone, temporary noncommercial sawmills are allowed when associated with on-site timber harvests								
<b>Scrap Metal Processing</b>								P
* Not allowed in Critical Area								
<b>Storage of Flammable Liquids for Resale</b>						S	S	S
*Does not affect storage of flammable liquids connected with nonessential utility services which have been approved by a special exception								
* Setbacks subject to the BOCA National Fire Prevention Code/1993, as amended, and Article X of this chapter, whichever is more restrictive								
<b>Trucking and Freight Stations with Terminals and Storage Yards</b>								P
* Not allowed in Critical Area								

ZONING

**General Table of Land Use Regulations  
Talbot County  
§ 190-19 (cont'd)**

Land Use Classification	RAC	RC	RR	TR	VC	LC	GC	LI
<b>WATER-DEPENDENT FACILITIES</b>								
<b>Community Piers and Related Boat Facilities</b>		S	S	S	S			
* See Critical Area special provisions § 190-91.								
<b>Commercial Marinas and Piers</b>		S			S	S	S	S
* See Critical Area special provisions § 190-91A(3).								
* Includes piers, wharves, berthing and boat docking facilities, launching ramps, wet and dry storage facilities for seaworthy craft in operable condition, yacht clubs, retail sale of maritime related items (fishing equipment, bait, ice, etc.) minor repair of watercraft, watercraft sales, rental and charter, marine equipment sales, watercraft fuel sales, fishing facilities (crab sheds, fish off-loading docks, shellfish culture operations, and fishery activities), guestroom rental (no more than 10 rooms)								
* In the RC Zone uses are limited to expansion of commercial marinas and piers.								
<b>Ports and Related Industry</b>								
* Not allowed in Critical Area								
<b>Private Bridge Which Crosses Tidal Waters Useable By Marine Craft</b>	S	S	S	S	S	S	S	S
* The private bridge shall be necessary to provide driveway access to a property for a residential or water-dependent use.								
* The private bridge shall be approved and a permit issued by County, state, and federal agencies having jurisdiction.								
* Setbacks for the private bridge shall be the same as for other structures unless the bridge directly abuts an existing public road; then setbacks are waived.								
<b>Other Private Bridges</b>	A	A	A	A	A	A	A	A
* The private bridge shall be approved and a permit issued by County, state, and federal agencies having jurisdiction								
<b>Water-Oriented Public Recreation, Education, Research Areas</b>		S			S	S	S	
* See Critical Area special provisions § 190-91A(4).								
* In the TR Zone, two-acre minimum lot size, limited to public schools and organizations holding federal tax exempt status under § 501(c)(3) of the Internal Revenue Code, and excluding use or rental of motorized watercraft (except chase boats used in connection with and during crewing or sculling).								
<b>Waterfront Structures</b>		A	A	A	A	A	A	A
* See Critical Area special provisions § 190-91A.								
* Includes private piers, bulkheads, riprap, docks and wharfs, which shall be approved and a permit issued by County, state and/or federal agencies having jurisdiction								
* Excludes boathouses								

TALBOT COUNTY CODE

**General Table of Land Use Regulations  
Talbot County  
§ 190-19 (cont'd)**

Land Use Classification	RAC	RC	RR	TR	VC	LC	GC	LI
<b>UTILITIES</b>								
<b>Antenna Tower For Essential Communications</b>	S	S	S	S	S	P	P	P
* Includes towers for essential telecommunications and emergency service radio communications antennas								
* New antenna towers shall not be located within a 3-mile radius of any existing antenna towers in the unincorporated area of the County.								
<b>Antenna Tower for Radio and Television Transmissions and Other Nonessential Radio Communications</b>	S	S				P	P	P
* Includes towers for public and commercial radio and television antennas, business band radio antennas and necessary transmission facilities								
* Includes associated broadcasting studios in the LC, GC, and LI Zones								
* New antenna towers shall not be located within a 3-mile radius of any existing antenna towers in the unincorporated area of the County.								
<b>Pump Stations for Gas and Oil Pipelines</b>	S	S	S	S	S	S	S	S
<b>Recycling Collection Center</b>	P	P	P	P	P	P	P	P
* Sites must be approved by the Talbot County Recycling Committee.								
<b>Treated Septage Land Application</b>	P	P						
* Shall comply with all County and state regulations								
* Shall not include storage of septage								
* No land application shall take place within 200 feet from mean high water, the edge of tidal wetlands or tributary streams. This provision is not subject to a variance.								
<b>Septic Systems</b>	A	A	A	A	A	A	A	A
* Limited to on-site systems serving a single residence or commercial/industrial establishment								
* 15-foot setback from all property lines except for contiguous sewage reserve area parcels								
* Shall meet all County and state regulations								
* No septic system shall be placed in the Critical Area 100-foot Shoreline Development Buffer								
* In the RC Zone, septic systems shall not serve development outside of the RC Zone or Critical Area								
* For BIPs see additional land use regulations (§ 190-20I)								
<b>Community Sewage Treatment Plant</b>	S	S	S	S	S	S	S	S
* Shall comply with all County, state and federal regulations								
* No treatment plant shall be placed within 200 feet from mean high water, the edge of tidal wetlands or tributary streams. This provision is not subject to a variance.								

## ZONING

### General Table of Land Use Regulations Talbot County § 190-19 (cont'd)

Land Use Classification	RAC	RC	RR	TR	VC	LC	GC	LI
<b>UTILITIES (cont'd)</b>								
<b>Septage Treatment Facilities</b>	S							S
* Shall comply with all state and federal regulations								
* Shall require issuance of license from the County								
* 300-foot setback for all treatment facilities								
* 1,000-foot setback from existing residences								
<b>Shared Facilities for Sewage Collection, Treatment and Disposal</b>	P	P	P	P	P	P	P	P
* 50-foot setback for all aboveground facilities								
* Shall meet all County and state regulations								
* Shall not include treatment or disposal of septage								
* For BIPs see additional land use regulations § 190-20I.								
* Shared facilities for development outside the Critical Area may not be located within the Critical Area.								
<b>Sludge Application for Agricultural and Horticultural Purposes</b>	P	P		P	P			P
* Shall comply with all County and state regulations								
* No sludge application shall take place within 200 feet from mean high water, the edge of tidal wetlands or tributary streams. This provision is not subject to a variance.								
* See additional land use regulations (§ 190-20F)								
<b>Sludge Storage Facility</b>	S							
* Limited to storage of sludge generated at local (within Talbot County) sewage treatment plants								
* Shall comply with all state regulations								
* Storage of sludge for land application shall be limited to 5 days.								
* 200-foot setback for sludge storage areas and facilities								
<b>Solid Waste Disposal Facility</b>								
* Shall require approval from the County Council								
* Includes rubble fills								
<b>Solid Waste Transfer Stations</b>	S			S	S	S	S	S
* 100-foot setback from property lines								
* Shall be screened from view on all sides by plantings								
* Shall be fenced								
* Not permitted within the Critical Area								
<b>Utility Services, Essential</b>	P	P	P	P	P	P	P	P
<b>Utility Facilities, Nonessential</b>	S	S	S	S	S	S	S	S
* Excludes essential utility services								
* In the RC Zone, excludes generation of electricity								
* Includes utility transmission facilities								
* In the RC Zone, must meet the definition of a local government agency action in accordance with COMAR 27.02								
<b>Utility Structures and Services</b>	S	S	S	S	S	S	S	S
* Excludes essential utility services								

TALBOT COUNTY CODE

**General Table of Land Use Regulations  
Talbot County  
§ 190-19 (cont'd)**

<b>Land Use Classification</b>	<b>RAC</b>	<b>RC</b>	<b>RR</b>	<b>TR</b>	<b>VC</b>	<b>LC</b>	<b>GC</b>	<b>LI</b>
<b>UTILITIES (cont'd)</b>								
<b>Water Treatment and Storage Facilities</b>	S	S	S	S	S	S	S	S
* Shall comply with all state and federal regulations								
<b>Wireless Communication Towers Less Than 100 feet</b>								
*See additional land use regulations, Article IV, § 190-20M								
*Private ham radio towers less than 75 feet are exempt from the requirements of this section.	P	P			P	P	P	P
<b>Wireless Communication Towers 100 Feet or Higher</b>								
See additional land use regulations, Article IV, § 190-20M	S	S				S	S	S