

COUNTY COUNCIL
OF
TALBOT COUNTY, MARYLAND

2012 Legislative Session, Legislative Day No. : January 10, 2012

Bill No.: 1214 *AS AMENDED*

Expiration Date: March 15, 2012

Introduced by: Mr. Bartlett, Mr. Duncan, Mr. Hollis, Mr. Pack, Ms. Price

A BILL TO ENACT DENSITY PROVISIONS OF ONE (1) DWELLING UNIT PER TWO (2) ACRES FOR THE VILLAGE CENTER, VC-1, AND VC-2 ZONING DISTRICTS; TO PROVIDE THAT THE MINIMUM LOT SIZE SHALL BE ONE (1) ACRE; TO PROVIDE THAT NO MORE THAN ONE (1) LOT SHALL BE SUBDIVIDED FROM AN ORIGINAL PARCEL, DEFINED AS A PARCEL, LOT, OR TRACT RECORDED AMONG THE COUNTY LAND RECORDS AS OF MARCH 22, 2011; TO MAKE THESE PROVISIONS APPLICABLE TO SUBDIVISIONS THAT HAVE NOT RECEIVED PRELIMINARY PLAT APPROVAL PRIOR TO MARCH 22, 2011; AND TO PROVIDE THAT THESE PROVISIONS ARE TO REMAIN IN EFFECT FOR ~~THREE (3)~~ TWO (2) YEARS AND THEREAFTER SHALL BE ABROGATED AND OF NO FURTHER FORCE AND EFFECT

By the Council: January 10, 2012

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, February 14, 2012 at 2:00 p.m. in the Bradley Meeting Room, South Wing, Talbot County Court House, , 11 North Washington Street, Easton, Maryland 21601.

By Order Susan W. Moran
Susan W. Moran, Secretary

A BILL TO ENACT DENSITY PROVISIONS OF ONE (1) DWELLING UNIT PER TWO (2) ACRES FOR THE VILLAGE CENTER, VC-1, AND VC-2 ZONING DISTRICTS; TO PROVIDE THAT THE MINIMUM LOT SIZE SHALL BE ONE (1) ACRE; TO PROVIDE THAT NO MORE THAN ONE (1) LOT SHALL BE SUBDIVIDED FROM AN ORIGINAL PARCEL, DEFINED AS A PARCEL, LOT, OR TRACT RECORDED AMONG THE COUNTY LAND RECORDS AS OF MARCH 22, 2011; TO MAKE THESE PROVISIONS APPLICABLE TO SUBDIVISIONS THAT HAVE NOT RECEIVED PRELIMINARY PLAT APPROVAL PRIOR TO MARCH 22, 2011; AND TO PROVIDE THAT THESE PROVISIONS ARE TO REMAIN IN EFFECT FOR ~~THREE (3)~~ TWO (2) YEARS AND THEREAFTER SHALL BE ABROGATED AND OF NO FURTHER FORCE AND EFFECT

KEY	
<u>Underlining</u>	Added by bill
Strikethrough	Deleted by bill
<u>Double underlining</u>	Added by amendment
Double strikethrough	Deleted by amendment
* * *	Existing text unaffected.

SECTION ONE: BE IT ENACTED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND, that § 190-14 .E-1 “*Density and Subdivision in the VC, VC-1, and VC-2 Districts*” shall be and is hereby adopted as set forth herein:

* * *

- 1 § 190-14. E-1 Density and subdivision in the VC, VC-1, and VC-2 Districts
- 2 The provisions of this section apply to the VC, VC-1, and VC-2 Districts. For purposes of this
- 3 section, an original parcel is that parcel, lot, or tract as recorded among the County land records
- 4 as of March 22, 2011.
- 5 (1) Density is one dwelling unit per two (2) acres. Minimum lot size is one (1) acre.
- 6 (2) No more than one (1) lot shall be subdivided from an original parcel.

7 (3) The total number of lots created from an original parcel shall not exceed two (2), including
8 the remaining area of the original parcel, and shall not be increased through further
9 subdivision.

10 (4) Any change to the size of an original parcel approved after March 22, 2011, may not be
11 used to calculate the number of lots that may be subdivided from the original parcel.

12 (5) Paragraphs (1) through (4) above shall apply to all subdivisions that have not received
13 preliminary plat approval prior to March 22, 2011.¹ Paragraphs (1) through (4) shall take
14 effect [insert date, 60 days after enactment of the Bill]. They shall remain effective for a
15 period of ~~three (3)~~ two (2) years, and at the end thereof, with no further action required by
16 the County Council, paragraphs (1) through (4) shall be abrogated and of no further force
17 and effect.

18 ¹ Any subdivision that received preliminary plat approval prior to March 22, 2011 shall be
19 governed by density existing on the date of preliminary plat approval.

* * *

SECTION TWO: Be it further enacted, that “*Table II-3, Density and Bulk Requirements for RC, RR, TC, TR and VC Districts*” shall be and is hereby amended as set forth in the attached “*Table II-3, Density and Bulk Requirements for RC, RR, TC, TR and VC, VC-1, and VC-2 Districts*” which is incorporated by reference herein.

SECTION THREE: BE IT FURTHER ENACTED, that this ordinance shall take effect sixty (60) days from the date of its passage.

SECTION FOUR: AND BE IT FURTHER ENACTED, That if any provision of this Ordinance or the application thereof to any person or circumstance is held invalid for any reason in a court of competent jurisdiction, the invalidity does not affect other provisions or any other application of this Ordinance which can be given effect without the invalid provision or application, and for this purpose the provisions of this Ordinance are declared severable.

PUBLIC HEARING

Having been posted and Notice of time, date, and place of hearing, and Title of Bill No. 1214 having been published, a public hearing was held on Tuesday, February 14, 2012 at 2:00 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland.

BY THE COUNCIL

Read the third time.

ENACTED: February 28, 2012 *AS AMENDED*

By Order Susan W. Moran
Susan W. Moran, Secretary

Pack	-	Aye
Hollis	-	Aye
Bartlett	-	Aye
Price	-	Aye
Duncan	-	Aye

Bill No.: January 10, 2012

Legislative Day No.: March 15, 2012

Expiration Date:

<p align="center">Table II-3 Density and Bulk Requirements for RC, RR, TC, TR and VC, <u>VC-1</u>, and <u>VC-2</u> Districts</p>					
Requirement	RC District	RR District	TC District	TR District	<u>VC, VC-1 & VC-2 Districts</u>
Maximum Density (based on size of original parcel)					
Without sewer service (number of dwelling units, <u>or "du's"</u>)	1 du/20 acres; 1 du/5 acres for receiving areas in joint subdivision	1 du/5 acres	1 du/ 20 acres, plus additional units as follows: 6 acres or less: 1 du/ 2 acres. Over 6 acres: 3 <u>du's</u>	1 du/acre	1 <u>du/2</u> acres, based on size of original parcel as of <u>March 22, 2011</u> ¹
With public or shared sewer service (number of dwelling units, <u>or "du's"</u>)	NA	NA	NA	4 <u>du/acre</u>	4 du/acre 1 <u>du/2</u> acres, based on size of original parcel as of <u>March 22, 2011</u> ¹
Minimum Lot Size					
Without sewer service	2 acres	2 acres	1 acre	1 acre	1 acre
With public or shared sewer service	NA	NA	NA	10,000 square feet	<u>10,000 square feet</u> 1 <u>acre</u>

¹ Maximum number of lots shall not exceed 2, including remaining area of original parcel in accordance with § 190-14. E-1