

COUNTY COUNCIL
OF
TALBOT COUNTY, MARYLAND

2014 Legislative Session, Legislative Day No. : July 22, 2014

Bill No.: 1294 *AS AMENDED*

Expiration Date: September 25, 2014

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

A BILL TO AMEND CHAPTER 190 OF THE *TALBOT COUNTY CODE* TO ESTABLISH LOT COVERAGE LIMITATIONS APPLICABLE TO LOTS OF RECORD THAT INCREASE IN CRITICAL AREA DUE TO ADOPTION OF OFFICIAL ZONING MAPS ESTABLISHING THE DIGITALLY GENERATED, GEO-REFERENCED 1,000 FOOT CRITICAL AREA BOUNDARY

By the Council: July 22, 2014

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, August 12, 2014 at 2:00 p.m. and on Tuesday, August 26, 2014 at 6:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By Order 
Susan W. Moran, Secretary

A BILL TO AMEND CHAPTER 190 OF THE *TALBOT COUNTY CODE* TO ESTABLISH LOT COVERAGE LIMITATIONS APPLICABLE TO LOTS OF RECORD THAT INCREASE IN CRITICAL AREA DUE TO ADOPTION OF OFFICIAL ZONING MAPS ESTABLISHING THE DIGITALLY GENERATED, GEO-REFERENCED 1,000 FOOT CRITICAL AREA BOUNDARY

SECTION ONE: BE IT ENACTED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND, that Chapter 190 of the *Talbot County Code*, be amended as follows:

KEY	
Boldface	Heading or defined term.
<u>Underlining</u>	Added to existing law by original bill
Strikethrough	Deleted from existing law by original bill
<u>Double underlining</u>	Added to bill by amendment
Double strikethrough	Deleted from bill by amendment
* * *.....	Existing law unaffected

§190-136. Lot Coverage

* * *

F. If adoption of the *Official Zoning Maps of Talbot County, Maryland*¹ increases the critical area of a lot of record existing as of October 11, 2014, the following lot coverage limitations shall apply to that lot:

(1) Lots greater than ½ acre, lot coverage may not exceed 15% of the total lot area located within the critical area.

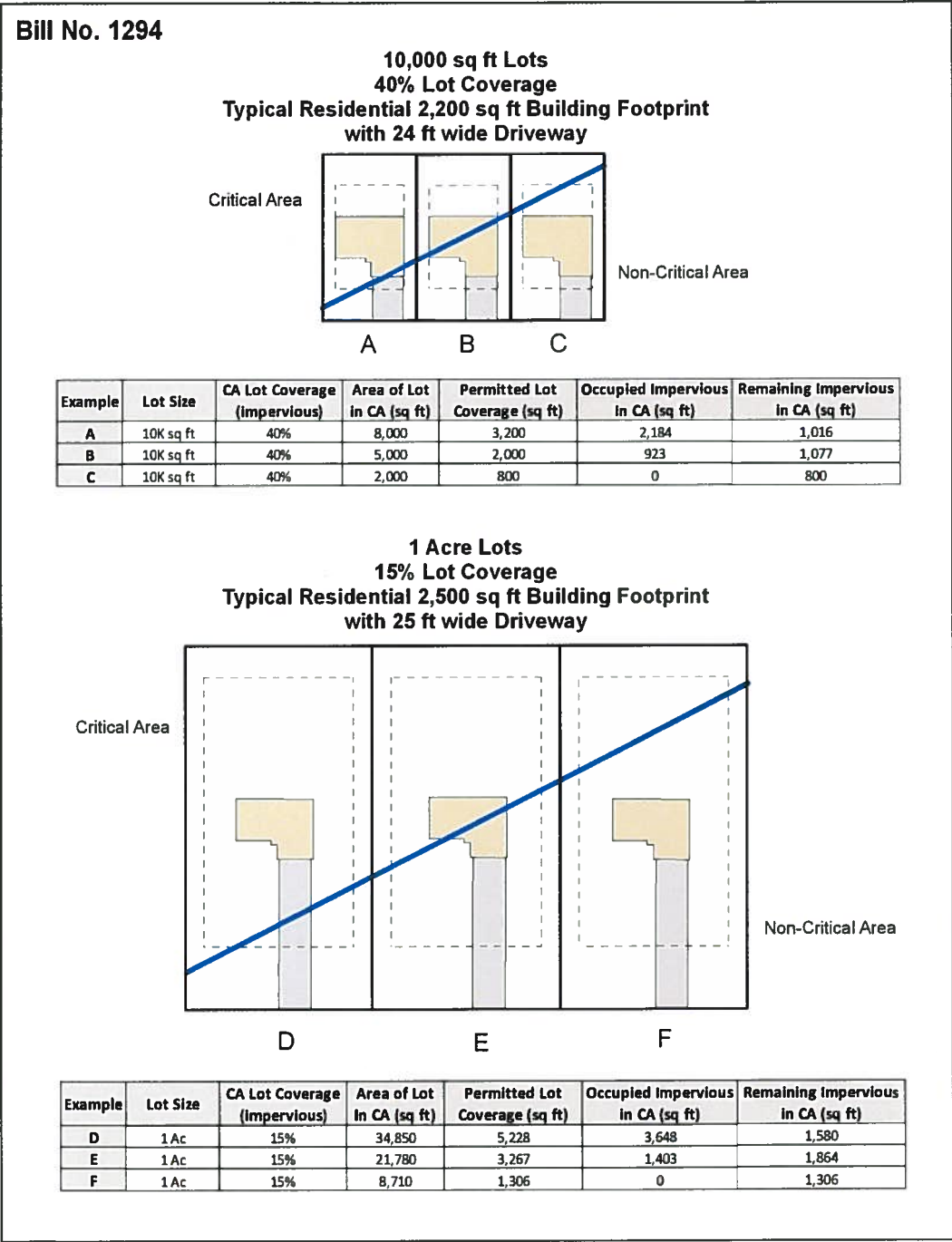
¹ The *Official Zoning Maps of Talbot County, Maryland* were adopted August 12, 2014 by Bill No. 1295 and became effective October 11, 2014.

(2) Lots ½ acre or less, lot coverage may not exceed 40% of the total lot area located within the critical area.

(3) Non-conforming lots. A legally developed lot subject to Subsection F that exceeds the percentage of lot coverage in Subsection F (1) or (2) above prior to October 11, 2014 shall be treated as a legally non-conforming lot for purposes of lot coverage requirements.

* * *

Examples: Where adoption of the *Official Zoning Maps of Talbot County, Maryland* increases the Critical Area of a lot of record existing as of October 11, 2014, lot coverage limitations are illustrated in the following examples.



SECTION TWO: BE IT FURTHER ENACTED, that the title and a summary of this Bill shall be published once on the first publication date after enactment of the Bill in accordance with County Charter § 213 (c). The title is not a substantive part of this Bill. If the Bill is amended, the title may be administratively revised if required to conform the title to the content of the Bill as finally enacted.

SECTION THREE: AND BE IT FURTHER ENACTED, that if any provision of this Bill 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 the Bill which can be given effect without the invalid provision or application, and for this purpose the provisions of this Bill are declared severable.

SECTION FOUR: AND BE IT FURTHER ENACTED, that the Publishers of the *Talbot County Code* or the Talbot County Office of Law, in consultation with and subject to the approval of the County Manager, may make non-substantive corrections to codification, style, capitalization, punctuation, grammar, spelling, and any internal or external reference or citation included in this Bill, as finally adopted, that are incorrect or obsolete, with no further action required by the County Council. All such corrections shall be adequately referenced and described in an editor's note following the section affected.

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

PUBLIC HEARING

Having been posted and Notice of time, date, and place of hearing, and Title of Bill No. 1294 having been published, a public hearing was held on Tuesday, August 12, 2014 at 2:00 p.m. and on Tuesday, August 26, 2014 at 6:30 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: August 26, 2014 *AS AMENDED*

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

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

EFFECTIVE DATE: October 25, 2014