

COUNTY COUNCIL
OF
TALBOT COUNTY, MARYLAND

2016 Legislative Session, Legislative Day No.: August 9, 2016

Bill No.: 1347

Expiration Date: October 13, 2016

Introduced by: Mr. Bartlett, Mr. Callahan, Mr. Pack, Ms. Price, Ms. Williams

A BILL TO AMEND CERTAIN PARTS OF TABLE II-3, DENSITY AND BULK REQUIREMENTS IN § 190-14, TALBOT COUNTY CODE, TO ESTABLISH IDENTICAL DENSITY AND MINIMUM LOT SIZE REQUIREMENTS FOR PARCELS WITH AND WITHOUT SEWER SERVICE IN THE RURAL CONSERVATION (RC), RURAL RESIDENTIAL (RR), AND TOWN CONSERVATION (TC) DISTRICTS

By the Council: August 9, 2016

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, September 13, 2016 at 6:30 p.m. at 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 CERTAIN PARTS OF TABLE II-3, DENSITY AND BULK REQUIREMENTS IN § 190-14, TALBOT COUNTY CODE, TO ESTABLISH IDENTICAL DENSITY AND MINIMUM LOT SIZE REQUIREMENTS FOR PARCELS WITH AND WITHOUT SEWER SERVICE IN THE RURAL CONSERVATION (RC), RURAL RESIDENTIAL (RR), AND TOWN CONSERVATION (TC) DISTRICTS

SECTION ONE: BE IT ENACTED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND, that the following sections of Chapter 190, Talbot County Code, “Zoning, Subdivision and Land Development” shall be and are hereby amended as set forth herein.

<u>KEY</u>	
<u>Underlining</u>	Added to existing law.
Strikethrough	Deleted from existing law.
* * *	Existing law unaffected.

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§ 190-14 B Density and bulk requirements for the RC, RR, TC, TR and VC, VC-1 and VC-2 Districts.

Table II-3

Density and Bulk Requirements for RC, RR, TC, TR and VC, VC-1 and VC-2 Districts

Requirement	RC District	RR District	TC District
Maximum Density (based on size of original parcel)			
Without sewer service (number of dwelling units or "du's")	1 per 20 acres; 1 per 5 acres for receiving areas in joint subdivision	1 per 5 acres	1 per 20 acres, plus additional units as follows: 6 acres or less: 1 per 2 acres Over 6 acres: 3 du's
With public or shared sewer service (number of dwelling units or "du's")	NA <u>1 per 20 acres</u> <u>1 per 5</u> <u>acres for receiving areas</u> <u>in joint subdivision</u>	NA <u>1 per 5 acres</u>	NA <u>1 per 20 acres, plus</u> <u>additional units as</u> <u>follows:</u> <u>6 acres or less:</u>

**Table II-3
Density and Bulk Requirements for RC, RR, TC, TR and VC, VC-1 and VC-2 Districts**

Requirement	RC District	RR District	TC District <u>1 per 2 acres</u> <u>Over 6 acres: 3 du's</u>
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Minimum Lot Size

Without sewer service (acres)	2	2	1
With public or shared sewer service <u>(acres)</u>	NA <u>2</u>	NA <u>2</u>	NA <u>1</u>

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SECTION TWO: AND 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: 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.

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, shall make non-substantive corrections to codification, style, capitalization, punctuation, grammar, spelling, and any internal or external reference or citation to the Code that is 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 after enactment.

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PUBLIC HEARING

Having been posted and Notice of time, date, and place of hearing, and Title of Bill No. 1347 having been published, a public hearing was held on Tuesday, September 13, 2016 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: September 13, 2016

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

- Pack - Aye
- Williams - Aye
- Bartlett - Aye
- Price - Aye (via absentee ballot)
- Callahan - Aye

EFFECTIVE DATE: November 12, 2016