

**COUNTY COUNCIL**  
**OF**  
**TALBOT COUNTY, MARYLAND**

2011 Legislative Session, Legislative Day No.: June 28, 2011

Bill No.: 1205

Expiration Date: September 1, 2011

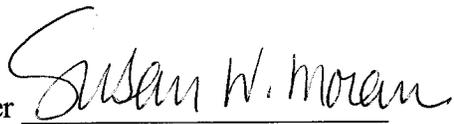
Introduced by: Mr. Bartlett, Mr. Duncan, Mr. Hollis, Mr. Pack, Ms. Price

**A BILL TO AMEND THE TALBOT COUNTY CODE, CHAPTER 190, "ZONING, SUBDIVISION AND LAND DEVELOPMENT", ARTICLE III, LAND USES, §190-16 TO ESTABLISH THE ZONING DESIGNATIONS VC1 AND VC2 WHILE RETAINING THE EXISTING VILLAGE CENTER DESIGNATION WITHOUT AMENDMENT**

By the Council: June 28, 2011

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, July 26, 2011 at 6:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 N. Washington St., Easton, Maryland 21601.

By Order



Susan W. Moran, Secretary

**A BILL TO AMEND THE TALBOT COUNTY CODE, CHAPTER 190, "ZONING, SUBDIVISION AND LAND DEVELOPMENT", ARTICLE III, LAND USES, §190-16 TO ESTABLISH THE ZONING DESIGNATIONS VC1 AND VC2 WHILE RETAINING THE EXISTING VILLAGE CENTER DESIGNATION WITHOUT AMENDMENT**

WHEREAS, the Talbot County Comprehensive Plan recognizes the special needs of the County's twenty-two (22) Village Centers; and

WHEREAS, the Plan states that Village Centers should maintain their unique "sense of place" as identified by their existing character, scale, mix of uses and density of development; and

WHEREAS, Talbot County Council resolved to create a Village Center Board for the purpose of coordinating and being a forum for Village Center Planning; and

WHEREAS, Village Center Board members created the attached zoning modifications in keeping with their obligation; and

WHEREAS, the option to choose another zoning designation as described in this amendment will assist the villages in maintaining their existing character and will implement the provisions of the comprehensive plan;

SECTION ONE: NOW, THEREFORE, BE IT ENACTED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND, that § 190 of the Talbot County Code entitled "Zoning, Subdivision and Land Development" is amended as set forth herein.

**KEY**

Underlining.....Added to existing law by amendment.

~~Strikethrough~~.....Deleted from existing law by amendment.

\* \* \* .....Existing law or bill unaffected.

1 \* \* \*

2 **Table of Contents**

3 Article II Base Zoning Districts

4 \* \* \*

5 ***§190-14 RESIDENTIAL, VILLAGE CENTER AND OTHER RURAL DISTRICTS***

6 \* \* \*

7 A. (5) Village Center Districts. These districts provide for limited development in scale with  
8 the existing character of the village. The village districts' growth shall be consistent with

9 historic patterns of modest scale, and timing of development. Areas intended for more  
10 significant growth are located near Easton and the County's other municipalities.

11 (A) Village Center—VC

12 (i) ~~The Village Center District is characterized by~~ provides for low or moderate-  
13 intensity residential and commercial uses. This district is intended to provide  
14 opportunity for may contain a mixture of residential, commercial, and  
15 maritime/agricultural service uses at existing centers of development in rural areas  
16 of the County within and near existing rural development centers. These  
17 commercial uses shall be oriented toward serving the residents of the village and  
18 its vicinity. The commercial uses serve village residents and those in the vicinity.  
19 Development is directed to this district, so that the environment and the natural  
20 resources in the rural areas of the County are protected and preserved so that more  
21 rural areas' environment and natural resources are protected and preserved. These  
22 districts may have public water and/or sewer service and relatively small lots and  
23 higher densities.

24 (B) VC2

25 (i) The Village Center Hamlet District is characterized by low- or moderate-  
26 intensity residential and limited commercial uses. This district provides  
27 opportunities for primarily residential use, with limited compatible commercial  
28 services to serve the village residents. The commercial uses' scale and intensity  
29 shall comport with the existing development pattern. Residential and suitable  
30 commercial development is directed to this district, so that the more rural areas'  
31 environment and natural resources are protected and preserved. These districts  
32 may have public water and/or sewer service with relatively small lots and higher  
33 densities.

34 (C) VC1

35 (i) The Village Center Residential District provides for low or moderate density  
36 residential use. Residential development is directed to this district so that more  
37 rural areas' environment and natural resources are protected and preserved. These  
38 districts may have public water and/or sewer service; however services should not  
39 be the basis for new development inconsistent with the existing scale or character.

40 (D) Development in all VC districts shall:

- 41 (i) Maintain, and, whenever possible, improve the quality of runoff and  
42 groundwater entering the Chesapeake Bay and its tributaries;  
43 (ii) Maintain, to the extent practical, existing areas of natural habitat; and  
44 (iii) Accommodate additional low-or moderate-intensity residential development  
45 if such development conforms to the water quality and habitat protection criteria  
46 in this chapter to this chapter's water quality and habitat protection criteria.  
47 (iv) Maintain an average lot size of two acres or less.

48 (E) Average lot size may be increased through a waiver petition if approved by the  
 49 Planning Commission. The Planning Commission must find that a larger average lot  
 50 size will result in a better site design or is necessary due to the site's physical  
 51 constraints.

52 Article III Land Uses

53 §190-16 GENERAL TABLE OF LAND USES

54 A. \* \* \*

55 B. \* \* \*

56 C. \* \* \*

57 D. This section shall not be interpreted to allow a use in one zoning district when the use in  
 58 question is more closely related to another listed use that is allowed in other zoning  
 59 districts.

60

61 **Table III-1. General Table of Land Uses**

<b>Table</b>	P = permitted use; S = special exception; A = accessory use												
<b>Land Use</b>	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC 1	VC 2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<b>Agricultural Processing</b>  Includes raw product packaging, freezing and canning See regulations for specific land uses in this Article.	S	S	S										P

Table	P = permitted use; S = special exception; A = accessory use												
Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	<u>VC1</u>	<u>VC2</u>	Village Center	Limited Commercial	General Commercial	Limited Commercial Industrial
<p><b>Agricultural Production</b></p> <p>Includes growing field crops, grazing, livestock and supplemental feeding, hay production, orchards, vegetable growing, sod farming, vineyards and Christmas tree growing</p>	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	P	P	P	P
<p><b>Agricultural Research Facilities (commercial)</b></p> <p>Includes facilities involved in agricultural study, research, or experimentation for which a significant fee or other significant remuneration will be paid.</p> <p>See regulations for specific land uses in this Article.</p>	S	S	S	S									

Table	P = permitted use; S = special exception; A = accessory use												
Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	<u>VC1</u>	<u>VC2</u>	Village Center	Limited Commercial	General Commercial	Limited Commercial Industrial
<p><b>Agricultural Uses And Structures, Accessory</b></p> <p>Includes farm buildings, barns, dairy barns, cribs, sheds, stables, tool rooms, workshops, farm-related offices, 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; and grain flow and field blending and packaging including milling, drying and storing.</p> <p>Includes value-added uses such as pick-your-own produce operations, corn mazes, cut-your-own Christmas trees farms and flower operations, sales of decorative plant materials, farm tours for fee, and petting zoos.</p> <p>Includes value-added processing.</p> <p>See regulations for specific land uses in this Article.</p>	A	A	A	A	A	A	A		<u>A</u>	A			

Table	P = permitted use; S = special exception; A = accessory use												
Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	<u>VC1</u>	<u>VC2</u>	Village Center	Limited Commercial	General Commercial	Limited Commercial Industrial
<p><b>Agricultural Uses and Structures - Poultry and Hog Houses Larger Than 1,500 Square Feet on Parcels Smaller Than 20 Acres</b></p> <p>See regulations for specific land uses in this Article.</p>	S	S	S	S									
<p><b>Agricultural Uses and Structures - Poultry and Hog Houses, Livestock Feeding Lots and Agricultural Lagoons</b></p> <p>See regulations for specific land uses in this Article. In the VC District, limited to poultry houses.</p>	P	P	P	P				S	S				
<p><b>Animal Hospital, Veterinary Clinic and Associated Boarding of Animals</b></p> <p>See regulations for specific land uses in this Article.</p>	S	S	S	S	S	S		S	P	P	P		

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Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	<u>VC1</u>	<u>VC2</u>	Village Center	Limited Commercial	General Commercial	Limited Industrial
<p><b>Antenna Tower for Essential Communications</b></p> <p>Includes towers for essential telecommunications and emergency service radio communications antennae. See regulations for specific land uses in this Article.</p>	S	S	S	S	S	S	S		S	S	P	P	P
<p><b>Antenna Tower for Radio and Television Transmissions and Other Non-essential Radio Communications</b></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 Districts. See regulations for specific land uses in this Article.</p>	S	S	S	S							P	P	P

Table	P = permitted use; S = special exception; A = accessory use												
Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<b>Aquaculture (retail)</b> See regulations for specific land uses in this Article.	S	S	S	S				S	S	S	P	P	S
<b>Aquaculture (wholesale)</b>  Excludes on-premises processing of aquaculture products See regulations for specific land uses in this Article.	P	P	P	P					S	S	P	P	P
<b>Auction House</b> See regulations for specific land uses in this Article	S												
<b>Automobile Service, Repair, Washing, and Fuel Sales</b> Includes trucks and recreational vehicles. See regulations for specific land uses in this Article.									S	P	P	P	P
<b>Bed-and-Breakfast</b> See regulations for specific land uses in this Article.	A	A	A	A	S	A	A	A	A	A			

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<b>Bridges, Private Which Cross Tidal Waters</b> See regulations for specific land uses in this Article.	S	S	S	S	S	S	S	<u>S</u>	<u>S</u>	S	S	S	S
<b>Bridges, Other Private</b>	A	A	A	A	A	A	A	<u>A</u>	<u>A</u>	A	A	A	A
<b>Building Supply and Lumber Yards with Outside Storage</b> Includes home and garden supplies and equipment. See regulations for specific land uses in this Article.									<u>S</u>	S	S	P	P
<b>Cemeteries and Mausoleums/Columbarium(Non-Church-Related) for Humans and Animals and Family Cemeteries</b> See regulations for specific land uses in this Article.	P	P	P	P									
<b>Churches and Related Cemeteries</b> See regulations for specific land uses in this Article.	S	S	S	S	S	S	S	<u>S</u>	<u>P</u>	P	P	P	

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<p><b>Community and Cultural Facilities</b> Includes public and quasi-public buildings and structures for recreation, conservation, cultural, museum, library and public service uses. See regulations for specific land uses in this Article.</p>	S	S	S	S	S	S	S	<u>S</u>	<u>S</u>	P	P	P	S
<p><b>Compounding Industries (permanent)</b> Includes concrete and asphalt plants. See regulations for specific land uses in this Article. See Temporary uses for temporary compounding of paving material.</p>													S
<p><b>Conservation Areas (public or private)</b> Includes arboretums, bird sanctuaries, demonstration forests, hunting preserves, reforestation areas, wildlife reservations and regulated hunting areas.</p>	P	P	P	P	P	P	P	<u>S</u>	<u>S</u>	P	P	P	P

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Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	<u>VC1</u>	<u>VC2</u>	Village Center	Limited Commercial	General Commercial	Commercial Limited Industrial
<b>Contracting and Maintenance</b> Includes air conditioning, building, electrical, excavation, floor covering, glass repair, heating, landscaping, plumbing and tree trimming. See regulations for specific land uses in this Article.											P	P	P
<b>Cottage Industry</b> See regulations for specific land uses in this Article.	S	S	S	S		S		<u>S</u>	<u>S</u>	S			
<b>Day-Care Center, Group</b>	S	S	S		S	S	S			S	P	P	P
<b>Day-Care Center, Small Group</b>	S	S	S		S	S	S		<u>S</u>	S	P	P	P
<b>Day-Care Center, Family</b> See regulations for specific land uses in this Article.	P	P	P	P	P	P	P	<u>S</u>	<u>P</u>	P	P	P	P
<b>Dwelling, Accessory Apartment</b> See regulations for specific land uses in this Article.								<u>A</u>	<u>A</u>	A			

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Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Commercial Limited Industrial
<b>Dwelling, Accessory, in the RC District</b> See regulations for specific land uses in this Article.				A									
<b>Dwelling, Accessory to Agricultural Use - Mobile home: 1 or 2 dwellings</b> See regulations for specific land uses in this Article.	A	A	A		A	A	A		<u>A</u>	A	A	A	A
<b>Dwelling, Accessory to Agricultural Use - Mobile home: 3 or 4 dwellings</b> See regulations for specific land uses in this Article.	S	S	S		S	S	S			S	S	S	S
<b>Dwelling, Accessory to Agricultural Use - Dwelling other than a mobile home</b> See regulations for specific land uses in this Article.	A	A	A		A	A	A		<u>A</u>	A	A	A	A
<b>Dwelling, Accessory to Commercial Use</b> Commercial use must remain in operation.											A	A	A

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<b>Dwelling, Seasonal Agricultural Employee</b> See regulations for specific land uses in this Article.	S	S	S										
<b>Dwelling, Employee</b> See regulations for specific land uses in this Article.	A	A	A		A	A	A	<u>A</u>	<u>A</u>	A	A	A	A
<b>Dwelling, Guest House</b> See regulations for specific land uses in this Article.	A	A	A		A	A	A	<u>A</u>	<u>A</u>	A			
<b>Dwelling, Rehabilitation</b> See regulations for specific land uses in this Article.	S	S	S	S		S			<u>S</u>	S			
<b>Dwelling, Single-Family (detached)</b> Includes modular homes and doublewide manufactured homes. Excludes single-wide manufactured homes and mobile homes. See regulations for specific land uses in this Article.	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	P	A	A	A

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<p><b>Dwelling, Single-Family (duplex)</b> Includes two attached single-family dwellings constructed on site or modular dwellings manufactured off site. Excludes manufactured homes and mobile homes. See regulations for specific land uses in this Article.</p>	P	P	P	P	P	P	P	<u>S</u>	<u>S</u>	P	A	A	A
<p><b>Educational Institutions, Public or Private, Boarding and Non-Boarding</b> See regulations for specific land uses in this Article.</p>	S	S	S	S		S	S		<u>S</u>	S	S	S	S
<p><b>Emergency Services</b> Includes fire, police, rescue and ambulance uses. See regulations for specific land uses in this Article.</p>	P	P	P	P		P	P	<u>S</u>	<u>P</u>	P	P	P	P
<p><b>Exposition Center</b> Includes fairgrounds.</p>	S	S	S										S
<p><b>Farm Equipment Service and Repairs</b> See regulations for specific land uses in this Article.</p>	S	S	S						<u>S</u>	S	P	P	P

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Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<b>Farm Machinery and Supplies Sales</b> Includes agricultural vehicles and implements, and agricultural supplies. Includes home and garden supplies and equipment, except in the AC, CP, and WRC districts. See regulations for specific land uses in this Article.	S	S	S							S	S	P	P
<b>Farm Market</b> See regulations for specific land uses in this Article.	P	P	S	S					S	S			
<b>Fish and Game Hatcheries</b>	P	P	P	P									
<b>Fisheries Activities Facilities</b>				S					S	S			S
<b>Flammable Liquid Storage, Wholesale Distribution, and Resale</b> See regulations for specific land uses in this Article.											S	S	S
<b>Food Packing and Processing</b>												P	P
<b>Funeral Home and Crematorium</b>											P	P	P

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<b>Golf Courses and Country Clubs (public or private)</b> Excludes miniature golf courses Excludes driving ranges not primarily associated with the golf course. See regulations for specific land uses in this Article.	P	P	P		S	S	S							
<b>Grain processing, drying and storage (wholesale commercial)</b> See regulations for specific land uses in this Article.	P	P	P	P		S				S	S	S	S	
<b>Greenhouse and Plant Nursery (retail)</b> See regulations for specific land uses in this Article.	S	S	S	S		S	S		<u>S</u>	S	P	P	P	
<b>Greenhouse and Plant Nursery (wholesale)</b> See regulations for specific land uses in this Article.	P	P	P	P		S	S		<u>S</u>	S	S	P	S	
<b>Group Homes, Large</b>	S	S	S	S	S	S	S		<u>S</u>	S	S	S		
<b>Group Homes, Small</b>	P	P	P	P	P	P	P		<u>S</u>	P				
<b>Home Occupation -</b> See regulations for specific land uses in this Article.	A	A	A	A	A	A	A	<u>A</u>	<u>A</u>	A				



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<b>Livestock Auction House</b> See regulations for specific land uses in this Article.	S	S	S											
<b>Manufacturing Operations</b> Includes any uses involved in assembling, processing or packaging operations. See regulations for specific land uses in this Article.									S	S	S	S	P	

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Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	<u>VC1</u>	<u>VC2</u>	Village Center	Limited Commercial	General Commercial	Limited Commercial	Industrial
<p><b>Marinas</b> 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), cafes. See regulations for specific land uses in this Article.</p>				S					S	S	S	S	S	S



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Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	<u>VC 1</u>	<u>VC 2</u>	Village Center	Limited Commercial	General Commercial	Commercial Limited Industrial
<b>Monuments and Memorial Stones, Production and Sales -</b> See regulations for specific land uses in this Article.												P	P
<b>Nursing Homes and Assisted Living Facilities</b> See regulations for specific land uses in this Article.	S	S	S	S	S	S	S		S	S			
<b>Off-Road Outdoor Recreation (Public or Private)</b> Includes motorized and non-motorized vehicle race and other recreation courses, excluding automobiles and trucks. See regulations for specific land uses in this Article.	S	S											
<b>Offices, General</b>									S	P	P	P	P
<b>Offices, Government</b> In the LI District limited to offices offering agricultural, technical, investigative, or community outreach and support services.									S	P	P	P	P

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Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	<u>VC1</u>	<u>VC2</u>	Village Center	Limited Commercial	General Commercial	Commercial Limited Industrial
<b>Parks and Playgrounds (public or private)</b> See regulations for specific land uses in this Article.	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	P			
<b>Piers and Related Boat Facilities</b> - Includes community piers, private piers, boat ramps and raised walkways. See regulations for specific land uses in this Article.													
<b>Piers, Community</b>				A	A		A	<u>S</u>	<u>S</u>	S			
<b>Piers, Private</b>				S	S		S	<u>A</u>	<u>A</u>	S	S	S	S
<b>Boat Ramp</b>				A	A		A	<u>A</u>	<u>A</u>	A	A	A	A
<b>Raised walkway</b>				A	A		A	<u>A</u>	<u>A</u>	A	A	A	A
<b>Ports and Related Industry</b>													P
<b>Post Offices</b>								<u>P</u>	<u>P</u>	P	P	P	
<b>Produce Stands</b> See regulations for specific land uses in this Article.	A	A	A	A		A		<u>S</u>	<u>S</u>	P	P	P	
<b>Pump Stations for Gas and Oil Pipelines</b>	S	S	S	S	S	S	S			S	S	S	S

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<b>Recreation Activities, General Outdoor Commercial</b> Includes miniature golf, driving ranges and commercial ball fields.												S	S
<b>Recreation Facilities, Indoor (commercial or noncommercial)</b> 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. See regulations for specific land uses in this Article.									S	S	P	P	P
<b>Recycling Collection Center</b>	P	P	P	P	P	P	P		S	P	P	P	P

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<p><b>Recycling, Product</b> Includes masonry products (including concrete, asphalt, brick, block and stone) and material products (including trees, stumps, branches, leaves, grass trimmings and soil) See regulations for specific land uses in this Article.</p>	S	S	S	S									
<p><b>Recycling Processing Center</b> See regulations for specific land uses in this Article.</p>													P
<p><b>Residential Structures and Uses, Accessory</b> Includes detached carports and garages, game courts, greenhouses, storage sheds, swimming pools and pool houses, and other structures not for human occupation. See also §190-118 for specific requirements.</p>	A	A	A	A	A	A	A	<u>A</u>	<u>A</u>	A	A	A	A
<p><b>Restaurant with Drive-Through Facilities</b></p>												S	

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Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	<u>VC 1</u>	<u>VC 2</u>	Village Center	Limited Commercial	General Commercial	Limited Industrial
<p><b>Restaurants, Bars and Night Clubs</b> Excludes uses with drive-through facilities. See regulations for specific land uses in this Article.</p>										S	P	P	
<p><b>Restoration of Boats, Vehicles and Furniture</b> Limited to repair and restoration of antique furniture and antique or classic vehicles. See regulations for specific land uses in this Article.</p>	S								S	S	P	P	P
<p><b>Retail, General</b> 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. See regulations for specific land uses in this Article.</p>									S	S	P	P	



Table	P = permitted use; S = special exception; A = accessory use												
Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	<u>VC1</u>	<u>VC2</u>	Village Center	Limited Commercial	General Commercial	Limited Industrial
<b>Septic Systems</b> See regulations for specific land uses in this Article.	A	A	A	A	A	A	A	<u>A</u>	<u>A</u>	A	A	A	A
<b>Services, General</b> 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. See regulations for specific land uses in this Article.									S	S	P	P	P

Table	P = permitted use; S = special exception; A = accessory use												
Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	<u>VC1</u>	<u>VC2</u>	Village Center	Limited Commercial	General Commercial	Limited Industrial
<b>Services, Professional</b> Includes accounting, architecture, chiropractic medicine, medical clinics (medical or veterinary), dentistry, financial institutions, insurance, land planning, law, medicine, real estate, veterinary medicine. See regulations for specific land uses in this Article.								IS	IS	P	P	P	P
<b>Shooting Range, Indoor</b>	S	S	S							S	S	S	S
<b>Shoreline Stabilization Measures</b> Includes bulkheads, riprap and other shoreline protection measures.				P	P		P	<u>P</u>	<u>P</u>	P	P	P	P
<b>Short Term Rental</b> See regulations for specific land uses in this Article.	P	P	P	P	P	P	P	IS	<u>P</u>	P			

Table	P = permitted use; S = special exception; A = accessory use												
Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	<u>VC1</u>	<u>VC2</u>	Village Center	Limited Commercial	General Commercial	Limited Commercial Industrial
<b>Solid Waste Disposal Facilities</b> These uses may be permitted in any zoning district but require approval from the County Council. See Article IX and regulations for specific land uses in this Article.													
<b>Solid Waste Transfer Stations</b> See regulations for specific land uses in this Article.	S	S	S			S	S			S	S	S	S
<b>Stables, Accessory to Residential Uses</b> See regulations for specific land uses in this Article.	A	A	A	A	A	A	A	<u>A</u>	<u>A</u>	A			
<b>Stables, Riding, Trails and Horse Boarding (commercial)</b> See regulations for specific land uses in this Article.	S	S	S	S		S							
<b>Storage, accessory to commercial and industrial uses</b> Requires a simplified site plan.									<u>S</u>	A	A	A	A

Table	P = permitted use; S = special exception; A = accessory use												
Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	<u>VC1</u>	<u>VC2</u>	Village Center	Limited Commercial	General Commercial	Limited Industrial
<p><b>Storage building prior to construction of principal structure</b>  This use allows a storage building where it would not be permitted as an accessory use because there is no principal use established for the lot.</p>	S	S	S	S	S	S	S	<u>S</u>	<u>S</u>	S			
<p><b>Storage of inoperable or unregistered motor vehicles accessory to a dwelling</b>  See regulations for specific land uses in this Article.</p>	A	A	A	A	A	A	A	<u>A</u>	<u>A</u>	A			
<p><b>Studios For Instruction in Art, Music, Dance, Drama, Crafts or Physical Education</b>  See regulations for specific land uses in this Article.</p>						P	P	<u>S</u>	<u>S</u>	P	P	P	S

Table	P = permitted use; S = special exception; A = accessory use												
Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<b>Temporary Uses</b> See regulations for specific land uses in this Article. This use includes the following: Accessory building prior to principal use, construction sales office, paving material compounding, portable storage units, carnivals and similar events. See regulation for specific land uses in this Article.	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Timber Harvesting (commercial)</b> Includes parcels 10 acres or larger in Critical Area RR, TR, VC, and LC.	P	P	P	P	P	P	P	S	S	P	P	P	P
<b>Timber Harvesting (commercial)</b> Includes parcels smaller than 10 acres in Critical Area RR, TR, VC, and LC.					S		S	S	S	S	S		
<b>Trucking Terminals, Warehouses, and Storage Yards</b> Not allowed in Critical Area.													P

Table	P = permitted use; S = special exception; A = accessory use												
Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Commercial Limited Industrial
<b>Utility Services, Nonessential</b> Excludes essential utility services. Includes utility transmission facilities. In the RC District, excludes generation of electricity. See regulations for specific land uses in this Article.	S	S	S	S	S	S	S		S	S	S	S	S
<b>Utility Services, Essential</b>	P	P	P	P	P	P	P	S	S	P	P	P	P
<b>Utility Structures</b> Excludes essential utility services.	S	S	S	S	S	S	S		S	S	S	S	S
<b>Vehicle and Boat Parking and Storage (commercial)</b> Excludes any vehicle repairs and maintenance in the AC, CP, WRC and RC Districts. See regulations for specific land uses in this Article.	P	P	P	P						P	P	P	P
<b>Vehicle Sales, Automobile, Truck and Recreational</b>												P	P

Table	P = permitted use; S = special exception; A = accessory use												
Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC 1	VC 2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<b>Warehouse, self storage</b> See regulations for specific land uses in this Article.									S	S	P	P	P
<b>Wastewater Treatment Plant</b>	S	S	S	S	S	S	S	S	S	S	S	S	S
<b>Water Treatment and Storage Facilities</b>	S	S	S	S	S	S	S	S	S	S	S	S	S
<b>Water-Oriented Public Recreation, Education, Research Areas</b> See regulations for specific land uses in this Article.				S			S		S	S	S		
<b>Wireless Communication Towers 100 Feet or Higher</b> See regulations for specific land uses in this Article.	S	S	S	S							S	S	S
<b>Wireless Communication Towers Less Than 100 feet</b> See regulations for specific land uses in this Article.	P	P	P	P					S	P	P	P	P

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

**PUBLIC HEARING**

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Having been posted and Notice of time, date, and place of hearing, and Title of Bill No. \_\_\_\_\_ having been published, a public hearing was held on \_\_\_\_\_ in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 N. Washington Street, Easton, Maryland.

BY THE COUNCIL

Read the third time.

ENACTED: \_\_\_\_\_

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

Bartlett -  
Hollis -  
Pack -  
Price -  
Duncan -