

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

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

Bill No.: 1214

Expiration Date: March 15, 2012

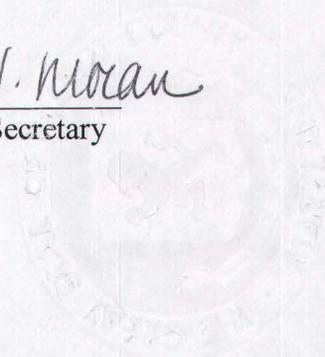
Introduced by: Mr. Bartlett, Mr. Duncan, Mr. Hollis, Mr. Pack, Ms. Price

**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) 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. at the Bradley Meeting Room, Talbot County Court House, South Wing, 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) YEARS AND THEREAFTER SHALL BE ABROGATED AND OF NO FURTHER FORCE AND EFFECT

KEY	
<u>Underlining</u> .....	Added by bill
<del>Strikethrough</del> .....	Deleted by bill
<u>Double underlining</u> .....	Added by amendment
<del>Double strikethrough</del> .....	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.<sup>1</sup> 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) years, and at the end thereof, with no further action required by the  
16 County Council, paragraphs (1) through (4) shall be abrogated and of no further force and  
17 effect.

18 <sup>1</sup> 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. \_\_\_\_\_ having been published, a public hearing was held on \_\_\_\_\_.

BY THE COUNCIL

Read the third time.

ENACTED \_\_\_\_\_

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

Pack -

Hollis -

Bartlett -

Price -

Duncan -

Bill No.:

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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	TR District	VC, <u>VC-1</u> & <u>VC-2</u> Districts
<b>Maximum Density (based on size of original parcel)</b>					
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 acres</u> , based on size of original parcel as of March 22, 2011 <sup>1</sup>
With public or shared sewer service (number of dwelling units, <u>or "du's"</u> )	NA	NA	NA	4 du/acre	<del>4 du/acre</del> 1 du/2 acres, based on size of original parcel as of March 22, 2011 <sup>1</sup>
<b>Minimum Lot Size</b>					
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	<del>10,000 square feet</del> 1 <u>acre</u>

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