

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

2023 Legislative Session, Legislative Day No.: June 13, 2023

Bill No.: 1544

Expiration Date: August 17, 2023

Introduced by: Mr. Callahan, Ms. Haythe, Mr. Leshner, Ms. Mielke, Mr. Stepp

**A BILL TO AMEND CHAPTER 190 OF THE TALBOT COUNTY CODE (ZONING, SUBDIVISION AND LAND DEVELOPMENT), §§ 190-25.2 (TABLE OF LAND USES), 190-29 (COMMERCIAL USES), 190-29.7 (INN), AND 190-78 (TERMS DEFINED) REGARDING HISTORIC INNS**

By the Council: June 13, 2023

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, July 11, 2023 at 5:30 p.m. at the Bradley Meeting Room, Talbot County Courthouse, South Wing, 11 North Washington Street, Easton, Maryland 21601.

By Order:   
Susan W. Moran, Secretary

**A BILL TO AMEND CHAPTER 190 OF THE TALBOT COUNTY CODE (ZONING, SUBDIVISION AND LAND DEVELOPMENT), §§ 190-25.2 (TABLE OF LAND USES), 190-29 (COMMERCIAL USES), 190-29.7 (INN), AND 190-78 (TERMS DEFINED) REGARDING HISTORIC INNS**

**SECTION ONE:** BE IT ENACTED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND that Chapter 190 (Zoning, Subdivision and Land Development) shall be and is hereby amended as follows:

| <b>KEY</b>                     |                          |
|--------------------------------|--------------------------|
| <b>Boldface</b> .....          | Heading or defined term  |
| <u>Underlining</u> .....       | Added to law by Bill     |
| <del>Strikethrough</del> ..... | Deleted from law by Bill |
| * * * .....                    | Existing law unaffected  |

\* \* \*

**§ 190-25.2 Table of Land Uses**

Amend Table IV-1. Table of Land Uses as indicated on Exhibit 1 attached hereto and incorporated herein.

\* \* \*

**§ 190-29 Commercial uses.**

\* \* \*

**§ 190-29.7 Inn.**

\* \* \*

- A. An inn shall have no more than ~~10~~ 12 guest rooms and no more than 30 guests.
- B. No guest rooms may be detached from the primary structure except on ~~On~~ parcels of two acres or greater, ~~no more than two~~ up to six guest rooms may be detached from the primary structure.
- C. No cooking facilities shall be permitted in guest rooms.
- D. The maximum stay for guests shall not exceed 14 consecutive days.

E. Applicable to Inns in the Conservation Districts:

1. Inns are permitted only when entirely or partially operated within structures located in the Historic Overlay District (HD) or listed on the Department of the Interior National Register of Historic Places.
2. Inns must be located upon parcels of land greater than five acres in size.
3. Inns may be served by a dwelling (single-family, detached) on the same parcel so long as the dwelling is not located within the Critical Area and is utilized by the owner or a full-time employee of the Inn.

\* \* \*

**§ 190-78 Terms defined**

\* \* \*

**INN**

Any structure(s) containing not more than ~~10~~ 12 guest rooms occupied on a transient basis where, for compensation, lodging, bath, and meals are provided for not more than 30 lodging guests, excluding a school or college dormitory.

\* \* \*

**SECTION TWO:** 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 this 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 THREE:** AND BE IT FURTHER ENACTED, that the Talbot County Department of Planning and Zoning and 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 FOUR:** AND BE IT FURTHER ENACTED, that this Bill shall take effect sixty (60) days from the date of its passage.

**EXHIBIT 1 TO BILL NO. 1544**

**Table IV-1. Table of Land Uses**

| Use Type                       | Section Cross-Reference | Conservation Districts |           |           |           |           | Residential Districts |    | Village Districts |    |    | Commercial Industrial Districts |    |    |
|--------------------------------|-------------------------|------------------------|-----------|-----------|-----------|-----------|-----------------------|----|-------------------|----|----|---------------------------------|----|----|
|                                |                         | AC                     | CP        | WR<br>C   | TC        | RC        | RR                    | TR | VR                | VH | VM | LC                              | GC | LI |
| <b>25.2.D. Commercial Uses</b> |                         |                        |           |           |           |           |                       |    |                   |    |    |                                 |    |    |
| * * *                          |                         |                        |           |           |           |           |                       |    |                   |    |    |                                 |    |    |
| <b>Lodging</b>                 |                         |                        |           |           |           |           |                       |    |                   |    |    |                                 |    |    |
| * * *                          |                         |                        |           |           |           |           |                       |    |                   |    |    |                                 |    |    |
| Inn                            | 29.7                    | <u>SE</u>              | <u>SE</u> | <u>SE</u> | <u>SE</u> | <u>SE</u> |                       |    |                   |    | P  | P                               | P  |    |

**PUBLIC HEARING**

Having been posted and Notice of time, date, and place of hearing, and Title of Bill No. 1544 having been published, a public hearing was held on Tuesday, July 11, 2023 at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

**BY THE COUNCIL**

Read the third time.

ENACTED: July 25, 2023

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

- Callahan - Aye
- Stepp - Aye (via absentee ballot)
- Leshner - Aye
- Mielke - Nay
- Haythe - Aye

EFFECTIVE DATE: September 23, 2023