



Working Waterfront Community Survey Results

TALBOT COUNTY, MARYLAND

Talbot County Department of Planning & Zoning
White & Smith, LLC | CHPlanning Ltd.
December 11, 2018

Q3. How long have you lived in Talbot County?

	Overall	Tilghman Residents	Tilghman Business Owners	Bellevue Residents	Residents outside Tilghman and Bellevue
>20 years	44.0%	33.1%	68.8%	60.0%	51.3%
10-20 years	30.3%	31.6%	18.8%	20.0%	31.1%
5-10 years	12.3%	15.8%	12.5%	----	10.1%
<5 years	13.0%	19.5%	----	10.0%	7.6%

Q4. Do you live in Talbot County full-time/year-round or seasonal/part-time?

	Overall
Full-time/Year-round	80.2%
Seasonal/Part-time	19.8%

Tilghman Residents:

Full-time/year-round (69.4%)

Seasonal/part-time (30.6%)

Tilghman Business Owners:

Full-time/year-round (87.5%)

Seasonal/part-time (12.5%)

Bellevue Residents:

Full-time/year-round (70.0%)

Seasonal/part-time (30.0%)

Residents Outside Tilghman

and Bellevue: Full-time/year-round (93.3%), Seasonal/part-time: (6.7%)

Q8. Which of the following describes your business operation?

Other	50.0%
Charter boat company	15.8%
Boat repair	15.8%
Commercial fishing	13.2%
Retail shop	13.2%
Aquaculture operations	7.9%
Seafood market	7.9%
Boat construction	7.9%
Marina	5.3%
Seafood production facility	5.3%
Boat sales	5.3%
Dry storage	5.3%
Water-based education and research organization	2.6%
Hotel, motel, inn, bed and breakfast	2.6%
Restaurant	2.6%
Event venue	2.6%

Q5. How long have you owned a business in Talbot County?

	Overall
>20 years	42.1%
10-20 years	26.3%
5-10 years	13.2%
<5 years	18.4%

Q6. As a resident, how do you enjoy the waterfront in your community?

	Overall
Enjoyment of scenic views	82.1%
Enjoyment of restaurants	78.1%
Enjoyment of waterfront parks and open spaces	71.0%
Nature observation, including aquaculture/wildlife observation	68.8%
Motorized boating	66.3%
Active use of waterfront paths and walkways	58.4%
Paddle boating (e..g. canoeing, kayaking)	57.7%
Fishing	53.8%
Special waterfront events such as concerts	44.1%
Wind-powered boating (sailing, board sailing)	36.6%
Rowing	15.1%
Other	18.6%

Tilghman Residents: Scenic Views (88.1%), Restaurants (77%)

Tilghman Business Owners: Restaurants (87.5%), Motorized Boating (81.3%)

Bellevue Residents: Scenic Views (90%), Motorized Boating (90%)

Residents Outside Tilghman & Bellevue: Restaurants (84%), Scenic Views (79%), Waterfront Parks & Open Spaces (76.5%)

Q7. As a business owner, how important to your business operation is direct access to or being located directly on the waterfront?

	Overall
Essential	39.5%
Important	10.5%
Desirable	18.4%
Not important	5.3%
Totally unrelated	26.3%

Tilghman Residents: Essential (45.5%)

Tilghman Business Owners: Essential (56.3%)

Businesses Outside Tilghman & Bellevue: Essential (35.7%), Totally unrelated (35.7%), Desirable (28.6%)

Q9. How important is the preservation of working waterfronts and water-related industry in your community?

	Overall
Very important	77.3%
Important	11.7%
Neutral	8.1%
Not important	2.9%

Tilghman Residents: Very important (78.2%)

Tilghman Business Owners: Essential (100%)

Bellevue Residents: Very important (40%), Important (40%)

Residents Outside Tilghman & Bellevue: Very important (78.4%)

Q10. As a resident, what are the 4 biggest threats to the character and quality of life in your community related to waterfront development?

	Overall
Development out of character with existing neighborhoods	46.2%
Shore erosion/flooding	43.7%
Loss of working waterfront businesses	31.0%
Noise from hospitality businesses	28.2%
Development regulations that are too strict	26.0%
Lack of affordable housing	24.2%
Not enough commercial business/jobs	23.8%
Lack of year-round businesses	23.8%
Lack of public access to waterfront	23.5%
Loss of year-round residents	23.1%
Too much commercial development	22.7%
Loss of open space	22.7%
Noise from industrial and waterfront businesses	20.6%

Tilghman Residents: Shore erosion/flooding (49.6%), Out of character development (37.0%), lack of year-round businesses (36.3%)

Tilghman Residents/Business Owners:

Not enough commercial business/jobs (62.5%), Too-strict development regs (56.3%), Lack of year-round businesses (50%)

Bellevue Residents: Shore erosion/flooding (70%), Too-strict development regs (50%)

Residents Outside Tilghman & Bellevue: Out of character development (60.2%)

Q11. What types of regulatory methods would you support to address the above issues?

	Overall
Increased shoreline protection requirements	41.0%
Architectural/design guidelines for compatible development	35.4%
Stricter noise ordinance requirements	34.3%
More lenient noise ordinance requirements	31.3%
Required public access to the waterfront	31.3%
Restriction of waterfront dev'l to working waterfront businesses	27.2%
Allow more affordable housing types	26.1%
Increased landscape buffering requirements	25.7%
Regulations for home-based businesses	18.7%
Limitations on business hours of operation	15.7%
Allow more commercial development on the waterfront	15.3%
Lower landscaping requirements	13.4%
Higher minimum parking requirements	4.9%
Lower minimum parking requirements	3.7%

Tilghman Residents: More lenient noise ordinance (43.1%), Increased shoreline protection (33.1%), Stricter noise ordinance (32.3%)

Tilghman Residents/Business Owners: More lenient noise ordinance (66.7%), Allow more commercial waterfront development (53.3%), Allow more affordable housing types (46.7%)

Bellevue Residents: Lower landscaping requirements (44.4%),

Residents Outside Tilghman & Bellevue: Increased shoreline protection (53.0%), Architectural/Design guidelines (48.7%), Waterfront public access (40.2%)

Q12. As a business owner, what are the 4 biggest threats affecting your business related to development?

	Overall
Burdensome/inefficient review and permitting process	45.5%
Prohibitive use regulations	42.4%
Lack of available boat slips for working waterman	39.4%
Lack of affordable housing for employees	36.4%
Excessive minimum lot sizes, setbacks, buffers, coverage limits	33.3%
Complaints from neighbors	27.3%
Restrictive noise regulations	18.2%
Restrictions on home-based businesses	12.1%
Excessive parking requirements	12.1%
Lack of public parking areas/on-street parking	12.1%
Lack of land area/space for expansion or new development	9.1%
Encroachment of residential development	9.1%
Encroachment of new nonworking waterfront business on the water	6.1%

Tilghman Business

Owners/Residents: Excessive bulk requirements (45.5%), Complaints from neighbors (45.5%), Lack of affordable housing (36.4%)

Tilghman Business Owners:

Burdensome/inefficient review process (43.8%), Prohibitive use regulations (43.8%), Complaints from neighbors (43.8%)

Talbot Co. Business

Owners/Residents:

Burdensome/inefficient review & permitting process (54.5%), lack of available boat slips (45.5%), lack of affordable housing (45.5%)

Q13. As a business owner, what types of regulatory methods would you support to address the above issues?

	Overall
More streamlined development review and permitting process	58.8%
More lenient noise ordinance	47.1%
More inclusive permitted uses	38.2%
Allow more affordable housing types	38.2%
Reduced setbacks, buffer areas	32.4%
Allow more home-based businesses	32.4%
Allow accessory dwelling units attached to businesses	32.4%
Reduced minimum lot size	26.5%
Restrict waterfront development to working waterfront businesses	20.6%
Reduced parking requirements	17.6%
Increased impervious coverage limits	14.7%
Other	23.5%

Tilghman Business

Owners/Residents: More lenient noise ordinance (63.6%), More streamlined dev'l review and permitting process (54.5%), Allow more affordable housing types (54.5%)

Tilghman Business Owners:

More lenient noise ordinance (68.8%), More streamlined dev'l review and permitting process (62.5%), Reduced setbacks/buffer areas (56.3%)

Talbot Co. Business

Owners/Residents: More streamlined dev'l review & permitting process (66.7%), Allow accessory du's attached to businesses (41.7%)

Next Steps

- Steering Committee meeting scheduled for Thursday, December 14th
- Community meeting to be held on Wednesday, December 19th, 6:30 pm, Tilghman Fire Hall
- One or more additional community meetings anticipated in January 2019



Working Waterfront Overlay Districts

TALBOT COUNTY, MARYLAND

www.NextStep190.com