

Working Waterfront Overlay District Annotated Outline (09.11.18)

Talbot County, Maryland

This Annotated Outline presents a recommended format and location in the Talbot County Zoning Code for a new Working Waterfront Overlay District (WWOD). The name and provisions of the WWOD are subject to change. Amendments to the Talbot County Comprehensive Plan 2016 may be required prior to implementation of the WWOD. Amendments to other sections of the Zoning Code, necessary for consistency, are identified at the end of this outline.

<i>Section Number / Title</i>	<i>Description</i>
Article III: Overlay and Floating Zoning Districts Section 190-21 Working Waterfront Overlay District	
Purpose and Intent	Describes the reasons for implementing this district and what it is intended to accomplish.
Review and Approval Process	Describes the procedural requirements for establishing this district. Describes the criteria used by County Council, Planning Commission, and/or staff to determine compliance with the provisions of this section. Explicitly allows the WWOD to modify the permitted and special exception uses of the underlying zoning district.
Development Standards and Decision	Provides guidance as to the manner in which decisions are made on development applications.
Sub-districts	Establishes three sub-districts based upon the intensity and type of land uses. The zoning map initially should show only WWOD-1 and WWOD-2, except for existing water-related and water-enhanced uses (such as the existing waterfront hotels on Tilghman Island).
<i>WWOD-1</i>	Establishes a sub-district where intensive water-dependent uses can be established.
<i>WWOD-2</i>	Establishes a sub-district where low intensity water-dependent uses can be established.
<i>WWOD-3</i>	Establishes a sub-district where water-related and water-enhanced uses can be established.

Land Uses	Adds a Land Use Table modifying the permitted and special exception uses otherwise allowed in the underlying zoning districts.
Development Standards	Establishes lot criteria and standards for site and building design.
<i>Bulk Requirements</i>	Establishes standards for lot area, lot dimensions, setbacks, and coverage for individual lots.
<i>Design Standards</i>	Establishes (or modifies) site and building design requirements, including outdoor lighting, access, and building orientation.
<i>Landscaping</i>	Modifies landscaping requirements to increase developable area, particularly on small infill lots, while protecting adjacent properties from visual and noise impacts of the land use on the subject property.
<i>Parking</i>	Modifies minimum parking requirements to reduce the amount of land covered by impervious surfaces.
Article IV: Land Uses	
Section 190-25.2.F. Table of Land Uses, Marine Uses	Amendments to this section will add new water-dependent uses, water-related uses, and water-enhanced uses. Note the WWOD will include a separate Table of Land Uses.
Section 190-31 Marine Uses	Amendments to this section will add supplemental use regulations for water-dependent uses, water-related uses, and water-enhanced uses, if needed.
Article IX: Definitions	
Section 190-78 Terms Defined	Add and revise definitions as needed.