



# Working Waterfront Overlay Districts

**TALBOT COUNTY, MARYLAND**

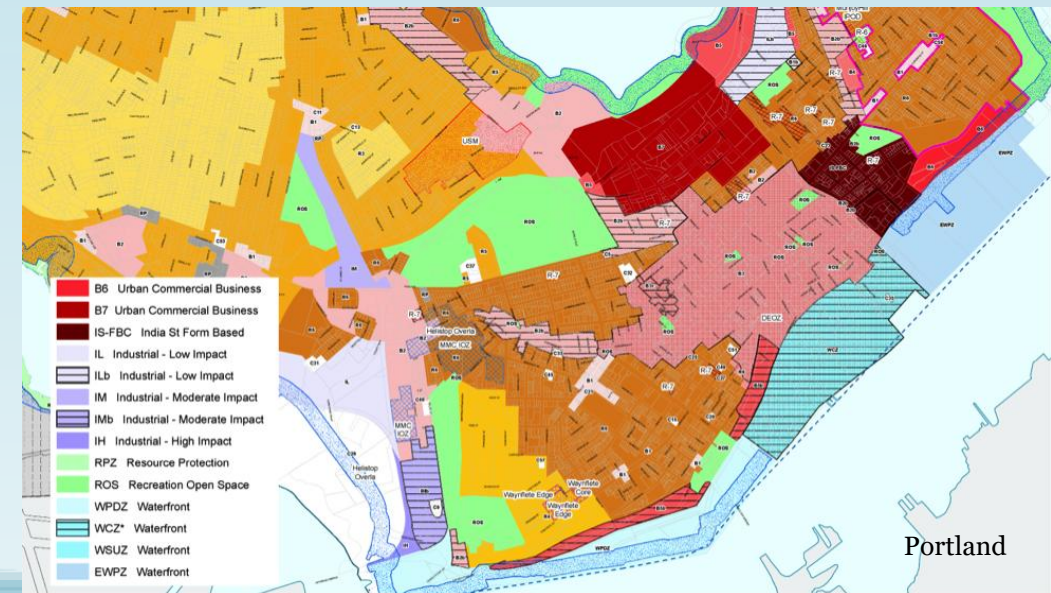
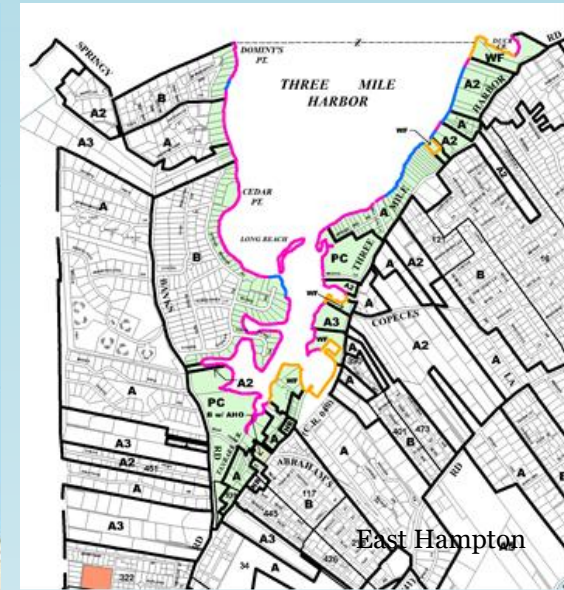
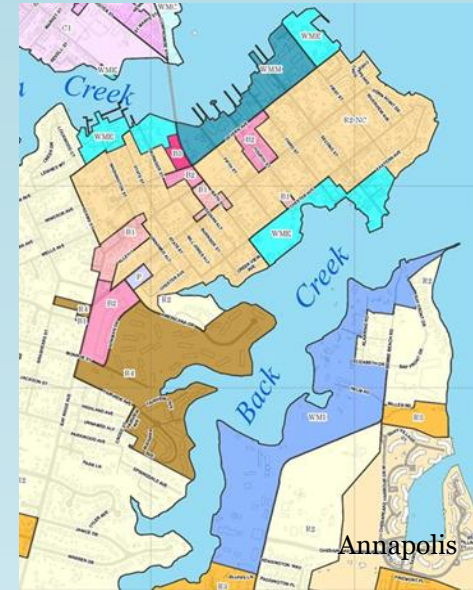
White & Smith, LLC | CHPlanning Ltd.  
September 13, 2018

# Meeting Agenda

1. Introduction and Project Schedule
2. Review of Deliverables
  - a. Research and Best Practices Report
  - b. Zoning Discovery Report
  - c. Draft Annotated Outline
3. Questions and Discussion
4. Next Steps

# Research and Best Practices Report

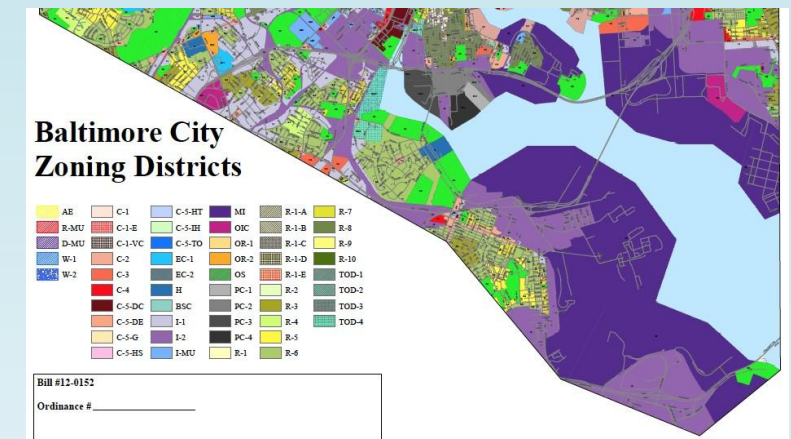
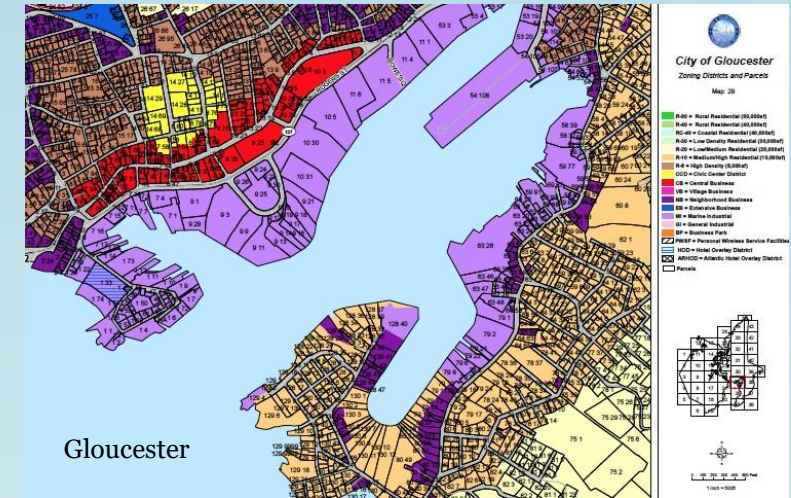
- General research, including:
  - Maryland DNR Working Waterfronts Program
  - National Working Waterfront Network
  - University of Florida Sea Grant
  - Case law
- Identify policy and regulatory best practices
- Review of waterfront- and maritime-related zoning regulations in:
  - Annapolis, MD
  - Baltimore, MD
  - East Hampton, NY
  - Gloucester, MA
  - Greenport, NY
  - Portland, ME





# Conclusions

- District Structure
- Maritime Use Lists
  - Permitted and Conditional Uses
  - Restricting Incompatible Uses
- Discretionary Review
- Dimensional Standards
- Building Design
- Transitional Standards
- Supplemental Use Regulations
- Administration



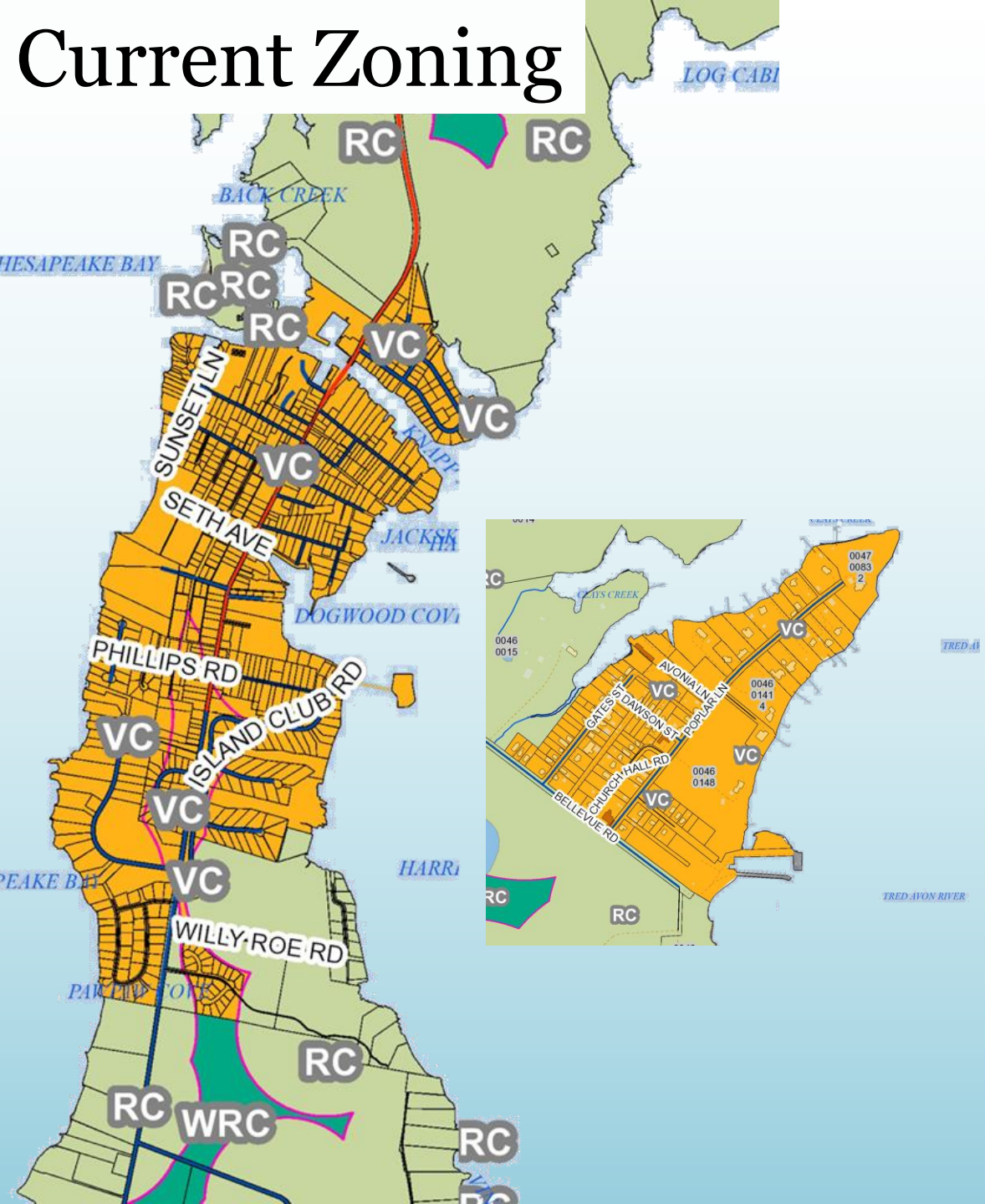
# Zoning Discovery Report

- Review of inconsistencies between:
  - Current zoning
  - NextStep190
  - Bellevue and Tilghman Village Master Plans
- District structure
  - Base vs. overlay zoning district(s)
  - Regulatory approaches
- Land Uses & Activities
  - Permitted vs. special exception uses





# Current Zoning



NextStep190



# Zoning Inconsistencies



- = prohibitive
- = improved but prohibitive

	Village Center (VC)	Village Hamlet (VH) + Mixed (VM)
Lot Size	■	■
Density	■	○
Lot widths	■	■
Front setbacks	■	○
Coverage	■	■
Critical Area Buffer	■	■
Uses		
Prohibited (fish and game hatcheries)	■	○
Special exception (marine contracting)	■	○
Omitted (ship and boat building)	■	○
Parking	■	■
Landscaping	■	■

# Zoning Discovery Report

- Performance & Development Standards
  - Water-Dependent Use (WDU)
  - Water-Related Use (WRU)
  - Water-Enhanced Use (WEU)
  - Graphics depict applicable NextStep190 development standards vs. alternative scenario

Table 1. Lot size and bulk requirements in the VM District and an alternative scenario.

	<b>NextStep190 Village Mixed District (with public sewer)</b>	<b>Alternative #1</b>
<b>Minimum Lot Size</b>	30,000 sq ft	10,000 sq ft
<b>Minimum Lot Width</b>	100'	50'
<b>Minimum Front Setback</b>	25'*	15'**
<b>Minimum Side Setback</b>	10' (from other Village Districts); 25' (from all other districts)	10' (from Working Waterfront and other districts allowing commercial uses); 25' (from all other districts)
<b>Minimum Rear Setback</b>	25'	15' (from Working Waterfront and other districts allowing commercial uses); 25' (from all other districts)
<b>Minimum Setback from Waterway / Hardened Shore / Pier Line</b>	n/a	15'
<b>Maximum Lot Coverage</b>	15%	n/a

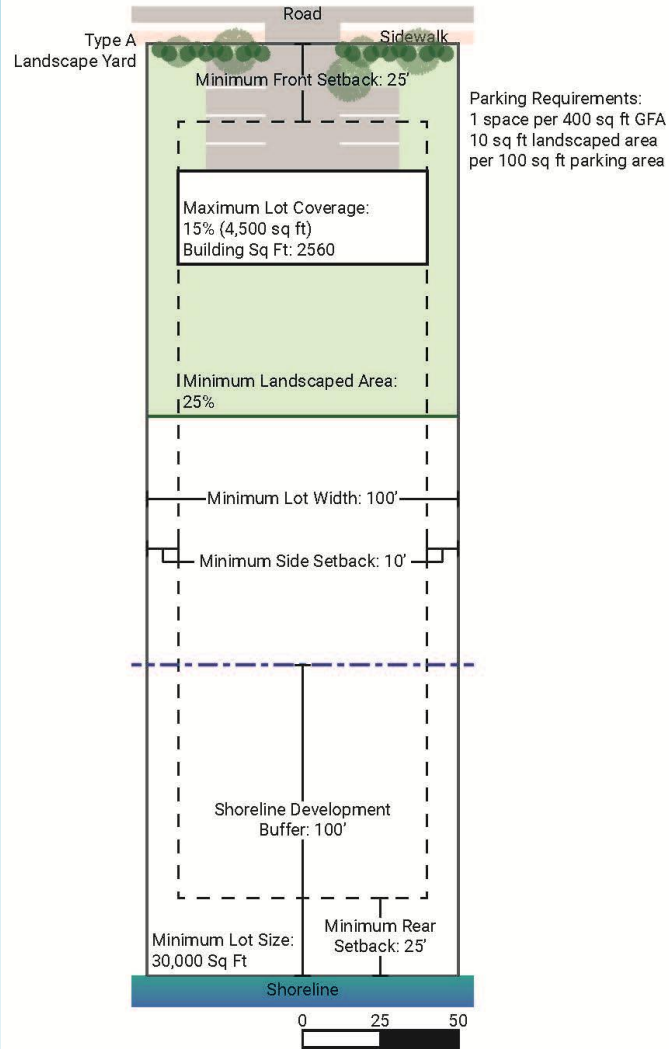
\*For primary residential structures located on infill lots, the front setback may be reduced for consistency with existing structures in the vicinity. See §§190-12.2 (NextStep190). Note NextStep190 adds a provision stating that in no case shall the front setback be less than 15'.

\*\*Expand allowance for front setback reductions to non-residential structures.

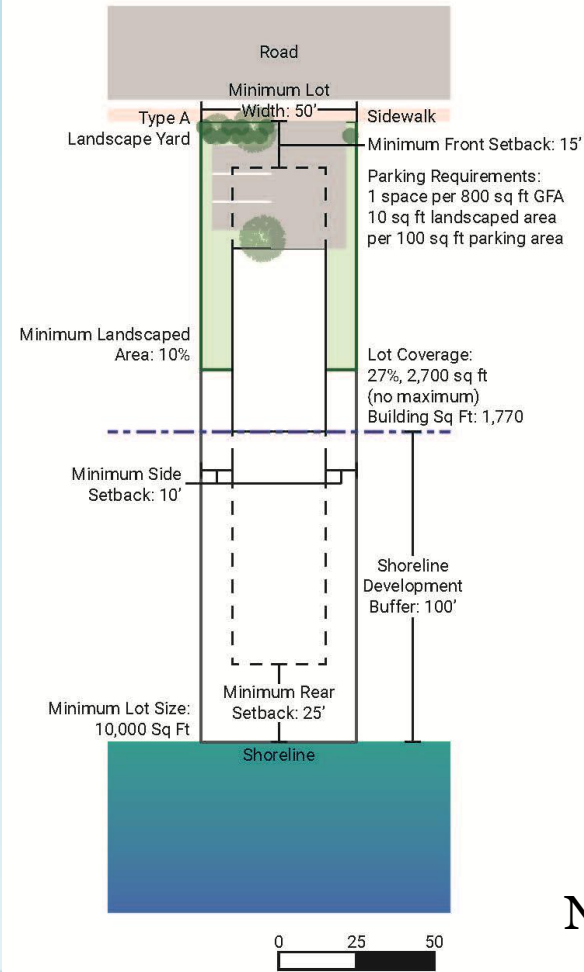


# Zoning Discovery Report

## Water-Dependent Use (Fisheries Activities Facilities) Standard: NextStep190

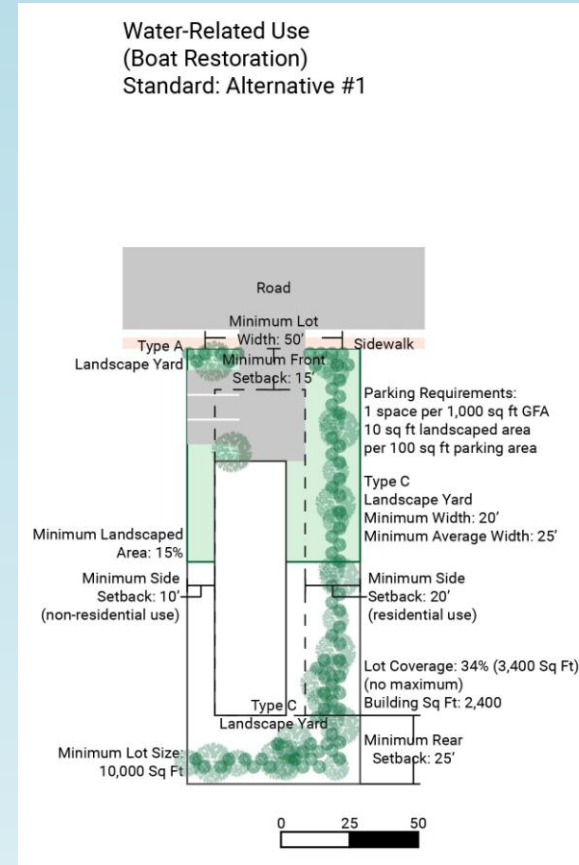
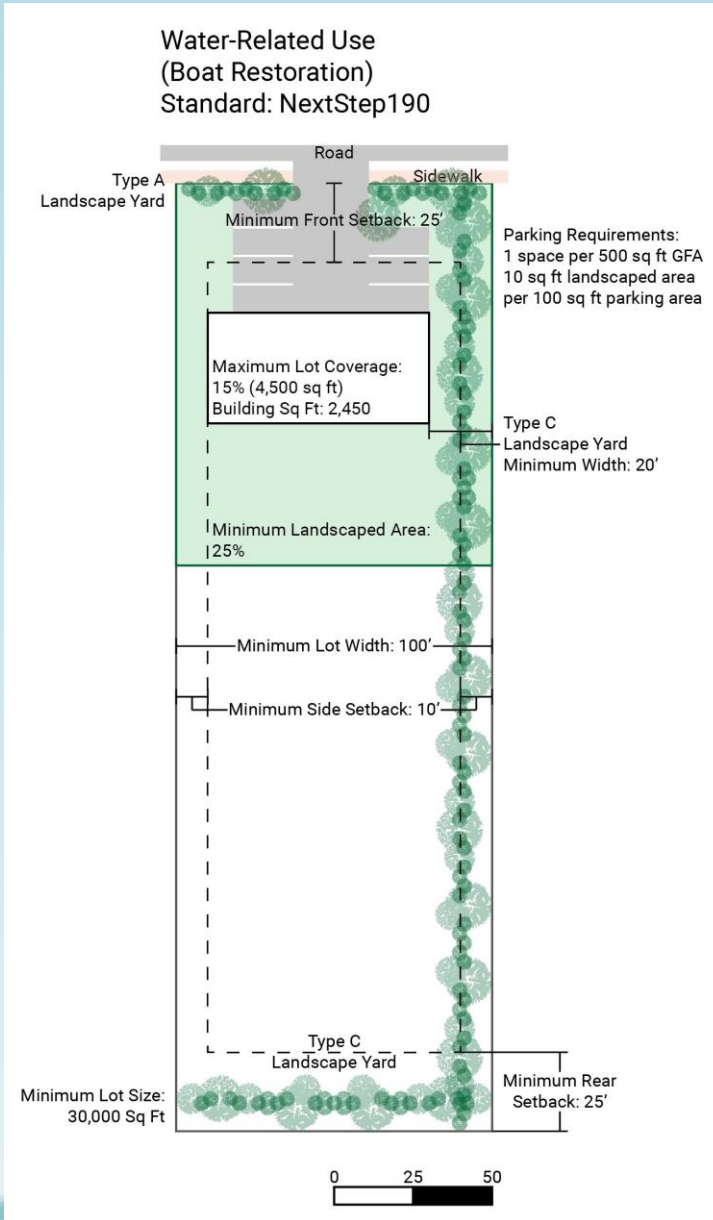


## Water-Dependent Use (Fisheries Activities Facilities) Standard: Alternative #1



*Water-Dependent Use*  
NextStep190 vs. Alternative

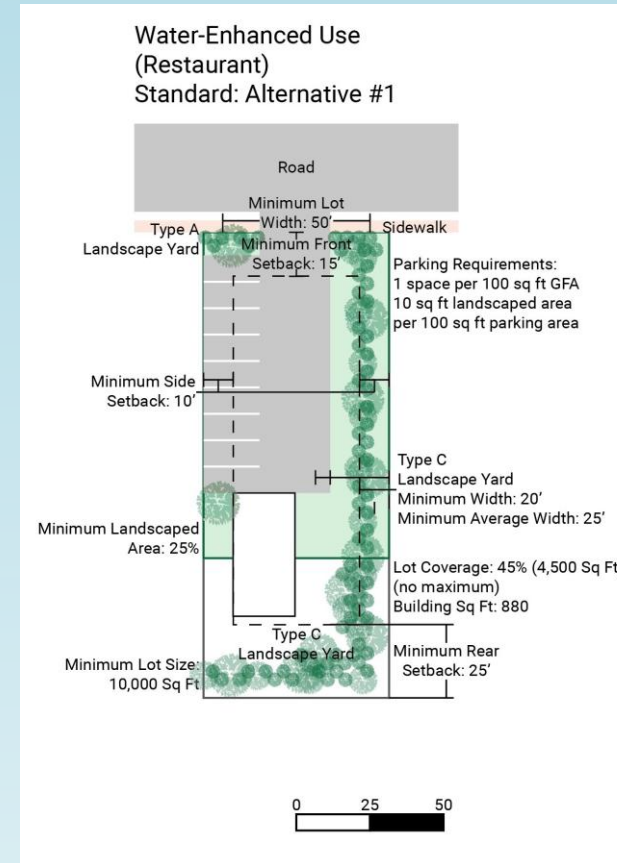
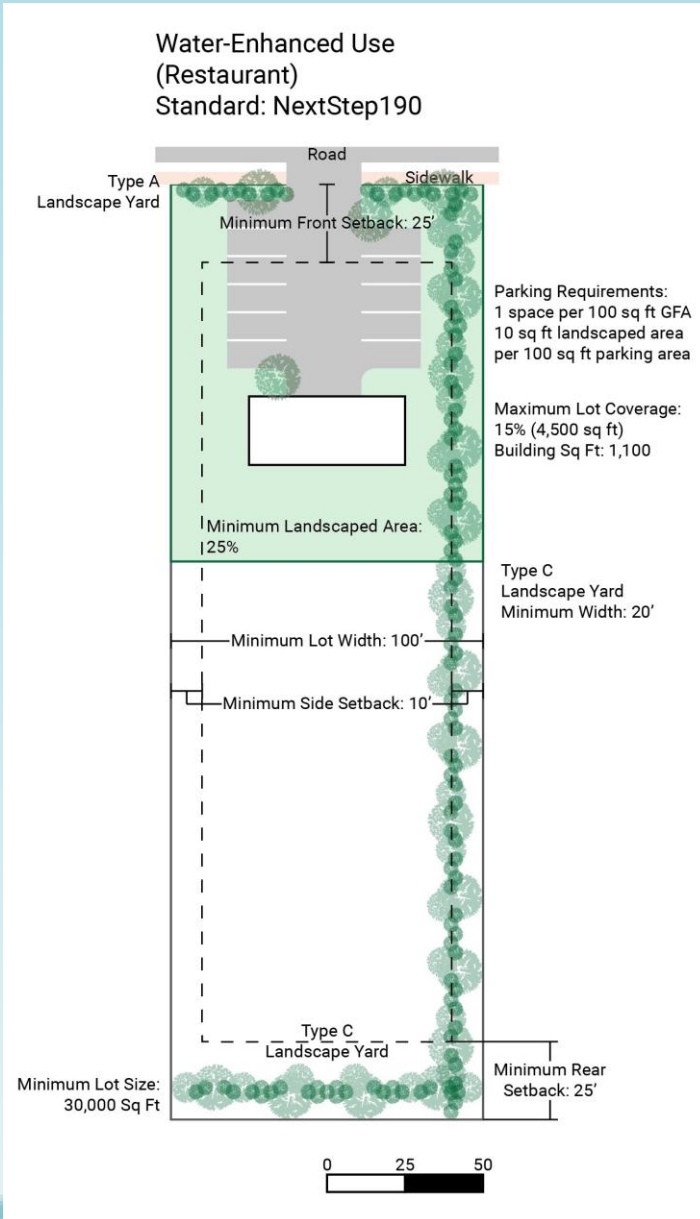
# Zoning Discovery Report



*Water-Related Use*  
NextStep190 vs. Alternative



# Zoning Discovery Report



*Water-Enhanced Use*  
NextStep190 vs. Alternative

# Zoning Discovery Report

- Approval Procedures
  - Allow WDUs as permitted vs. special exception uses
  - Site plan review process for WDUs
- Definitions
  - Clear
  - Thorough
- Conclusion
  - Overlay district
  - Changes to development standards
  - Comprehensive use list
  - Streamline review and approval procedures



*Talbot County WDUs*



## 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>
<b>Article III: Overlay and Floating Zoning Districts</b>	
<b>Section 190-21 Working Waterfront Overlay District</b>	
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).
WWOD-1	Establishes a sub-district where intensive water-dependent uses can be established.
WWOD-2	Establishes a sub-district where low intensity water-dependent uses can be established.
WWOD-3	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.
<b>Article IV: Land Uses</b>	
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.
<b>Article IX: Definitions</b>	
Section 190-78 Terms Defined	Add and revise definitions as needed.

# Questions & Discussion





# Next Steps

- Final annotated outline
- Initial draft of WWOD and amendments to NextStep190
- Community and Steering Committee meetings
- Final draft of WWOD and amendments to NextStep190



# Working Waterfront Overlay Districts

**TALBOT COUNTY, MARYLAND**

White & Smith, LLC | CHPlanning Ltd.  
September 13, 2018