

# Talbot County Solar and Wind Zoning

This document provides a compilation of excerpts from the Talbot County Code applicable to the siting of solar and wind projects. Specifically, the excerpts include definitions of solar and wind projects, zoning exclusions, use regulations, and setback and height regulations for solar and wind structures.

## Guidance for Viewing Excerpts

### SOLAR

#### Summary

- The Talbot County Code uses the term “Solar Energy System, Large-Scale” to refer to large-scale solar energy projects. Solar Energy System, Large-scale projects generate at least 2 MW of power and utilize ten acres or more.
  - Permitted use, by special exception, in all zoning districts except for the Rural Conservation (RC) district.

#### Relevant Sections of the Talbot County Code

- **Talbot County Code Chapter 190: Zoning, Subdivision, and Land Development**
  - Article XI: Definition: Definitions for "Ground Mounted Solar System", "Net Meter", "Off-Grid", "On-Grid", "Rooftop Solar System", "Solar Energy System (SES)", "Solar Energy System (SES), Large-scale" (Section §190-78).
  - Article III: Land Uses: General land use requirements for large-scale SES (Section §190-93.1).
  - 190 Attachment 2: General Table of Land Uses (Table III-1, Pg.2:19).

### SMALL SOLAR

#### Summary

- The Talbot County Code uses the terms “Solar Energy System, Small-Scale” and “Solar Energy System, Medium-Scale” to refer to small-scale solar energy projects.

- Solar Energy System, Small-Scale projects produce at least 200 kW of power but less than 2 MW, and utilize more than one acre of land but less than ten acres.
  - Permitted as accessory use in all zoning districts.
- Solar Energy System, Small-Scale projects produce less than 200 kW of power and utilize one acre or less. Any rooftop solar system is considered small-scale.
  - Permitted as accessory use in all zoning districts.

## Relevant Sections of the Talbot County Code

- **Talbot County Code Chapter 190: Zoning, Subdivision, and Land Development**
  - Article XI: Definition: Definitions for "Ground Mounted Solar System", "Net Meter", "Off-Grid", "On-Grid", "Rooftop Solar System", "Solar Energy System (SES)", "Solar Energy System (SES), Medium-scale", "Solar Energy System (SES), small-scale" (Section §190-78).
  - Article III: Land Uses: General land use requirements for small and medium SES (Section §190-93.1).
  - 190 Attachment 2: General Table of Land Uses (Table III-1, Pg.2:19).

## WIND

### Summary

- The Talbot County Code uses the term "Wind Turbine Production Facility, Small" to refer to large-scale wind energy systems. Wind Turbine Production Facility, Small projects generate at least 100 kW of power and utilize ten acres or more.
  - Permitted use in the Limited Commercial (LC), General Commercial (GC), and Limited Industrial (LI) zoning districts.
  - Permitted use, by special exception, in the Agricultural Conservation (AC) and Countryside Preservation (CP) zoning districts.

## Relevant Sections of the Talbot County Code

- **Talbot County Code Chapter 190: Zoning, Subdivision, and Land Development**
  - Article XI: Definition: Definitions for "Rated Capacity, Small Wind Turbine", "Total Height", "Windmill", "Wind Turbine Production Facility, Small", "Wind Turbine, Vertical-Axis (VAWT)" (Section §190-78).
  - Article III: Land Uses: General land use requirements for Wind turbine towers (Section §190-104.1).
  - 190 Attachment 2: General Table of Land Uses (Table III-1, Pg.2:22).

## SMALL WIND

### Summary

- The Talbot County Code uses the terms “Wind Turbine Production Facility, Small” or “Wind Turbine System, Small” to refer to small-scale wind energy projects. The total height of the small wind turbine systems is limited to less than 75 feet and should not exceed production of 100 kW of power on a single site. Wind Turbine Production Facility, Small projects generate at least 100 kW of power and utilize ten acres or more.
  - Wind Turbine Production Facility, Small
    - Permitted use in the LC, GC, and LI zoning districts.
    - Permitted use, by special exception, in the AC and CP zoning districts.
  - Wind Turbine System, Small
    - Permitted as accessory use in the following zoning districts: Western Rural Conservation (WRC), Town Conservation (TC), Rural Conservation (RC), Rural Residential (RR), Town Residential (TR), Village Mixed (VM), Agricultural Conservation (AC), Countryside Preservation (CP), Limited Commercial (LC), General Commercial (GC), and Limited Industrial (LI).

### Relevant Sections of the Talbot County Code

- **Talbot County Code Chapter 190: Zoning, Subdivision, and Land Development**
  - Article XI: Definition: Definitions for "Rated Capacity, Small Wind Turbine", "Total Height", "Windmill", "Wind Turbine Production Facility, Small", "Wind Turbine System, Small", "Wind Turbine Tower, Small", "Wind Turbine, Vertical-Axis (VAWT)" (Section §190-78).
  - Article III: Land Uses: General land use requirements for Wind turbine towers (Section §190-104.1).
  - 190 Attachment 2: General Table of Land Uses (Table III-1, Pg.2:22-2:23).

## Chapter 190. Zoning, Subdivision, and Land Development

### Article III. Land Uses

#### § 190-93.1. Solar energy systems.

[Added 12-13-2016 by Bill No. 1352, effective 2-11-2017<sup>[1]</sup>]

A. The following are general requirements for all solar energy systems (SES).

(1) Procedures for approval.

(a) Small-scale SES require a building permit and a planting plan for screening.

(b) Medium-scale SES require a major site plan, building permit, and a landscaping and screening plan.

(c) Large-scale SES require a special exception, major site plan, building permit, a landscaping and screening plan, Reservation of Development Rights Agreement(s), and mitigation.

(d) Other site specific approvals, such as nontidal wetland permits, forest conservation plans, forest preservation plans, and habitat protection plans, are also required.

(2) Siting requirements.

(a) Rooftop solar systems or projects above existing lot coverage are preferable.

(b) Height:

[1] Rooftop solar systems shall not extend more than 10 feet above the surface of the roof. The total height of the building or structure, including the solar collection devices, shall comply with the height regulations established in this chapter.

[2] Ground-mounted solar systems shall not exceed 16 feet in height.

[3] Ground-mounted solar systems that function as a roof above a parking area shall be subject to applicable accessory structure height limits.

(c) SES shall be sited to maximize on-site agricultural opportunities on remaining agricultural lands to the greatest extent possible. SES shall be sited to preserve existing view sheds along scenic byways to the greatest extent possible.

(d) SES in residential districts shall be located in a side or rear yard to the extent practicable.

(e) Projects that result in significant loss of prime agricultural land or undue impacts to forests, wetlands, habitat protection areas, other natural resources, or environmentally sensitive areas are strongly discouraged and shall be redesigned to avoid or minimize impacts to the maximum extent practicable.

(3) Landscaping and screening waiver.

(a) In locations where natural features and existing vegetation are proven to meet the screening objectives of this section, the Planning Commission may waive landscaping and screening

requirements in accordance with § 190-186.

- (4) Lighting.
    - (a) If lighting is required it shall be activated by motion sensors and shall be fully shielded and downcast to prevent the light from shining onto adjacent parcels or into the night sky.
  - (5) Site maintenance.<sup>[2]</sup>
    - (a) The property owner and SES owner shall be jointly and severally responsible to maintain the SES site as follows:
      - [1] Vegetation and ground cover shall be established and maintained not to exceed 12 inches in height.
      - [2] Noxious weeds shall be controlled in accordance with state law.

[2] *Editor's Note: With the permission of the County, this subsection was revised to change subsection designations i. and ii. to [1] and [2] to match the style of the rest of the County Code.*
  - (6) Lot coverage.
    - (a) SES above pervious surfaces within the critical area are subject to lot coverage requirements and stormwater regulations.
    - (b) Except for gravel drip lines and other impervious surfaces, SES outside the critical area are exempt from lot coverage requirements but are not exempt from stormwater regulations.
- B. Small-scale SES. The following requirements apply to small-scale SES.
- (1) Screening.
    - (a) Small-scale SES shall be screened to shield the system from public view to the maximum extent practicable. Screening shall be designated on a planting plan approved by the Planning Director and shall be maintained throughout the existence of the SES.
  - (2) Setbacks.
    - (a) Small-scale SES shall comply with required setbacks for the parcel size in the zoning district where the project is located.
- C. Medium-and large-scale SES. The following requirements apply to medium- and large-scale SES:
- (1) Size limitation.
    - (a) The combined additional aggregate acreage in the agricultural and resource zoning districts (AC, WRC, RC, CP) utilized throughout the County by medium and large scale SES shall not exceed 0.5% of the total land area in the AC, WRC, RC, and CP Zones, or not more than 726 new acres after February 11, 2017.
  - (2) Setbacks.
    - (a) Setbacks shall be 150 feet from all property lines and edges of rights-of-way. Setbacks may be reduced to minimum setbacks in the base zoning district or any applicable overlay district, whichever is greater, with written consent from the affected adjacent property owner.
    - (b) Setbacks shall not be less than required in the base zoning district or overlay, whichever is greater, without a variance.
  - (3) Screening.
    - (a) The applicant shall submit a landscaping and screening plan, prepared by a licensed professional, along with the major site plan application, to provide vegetative screening from adjoining lands and road rights-of-way and road easements. The plan shall identify existing vegetation, including

species, size, and the location of all proposed plant materials to be used for buffering and screening of the SES. Screening shall include a minimum of two staggered rows of evergreen screen trees, interspersed with shrubs and low-lying native vegetation, or an equivalent approved by the SES approving authority. The evergreen trees shall be a minimum of six feet in height when planted, or an equivalent combination of tree and berm height. The plant species shall be only those noted within the approved Talbot County plant species list for screening and landscaping, unless authorized to substitute on an approved planting plan. Existing vegetation within or near a required planting area that meets or exceeds these standards may be used to satisfy screening requirements. All required screening shall be maintained in a live, healthy condition for the duration of the SES and shall be replaced by the owner as necessary to maintain all required screening to the satisfaction of the Planning Director.

- (4) Fencing.
  - (a) The SES shall be enclosed by a fence or other appropriate barrier to prevent unauthorized persons or vehicles from gaining access.
- (5) Signage.
  - (a) A sign, not to exceed one square foot, shall be posted at each entrance to the SES to identify the property owner, the SES owner, their contact phone numbers and emergency contact information. Information on the sign shall be kept current and the property and SES owners shall provide all updated information to the Planning Director.
  - (b) Signage indicating "DANGER - HIGH VOLTAGE - KEEP OUT" shall be posted along all SES exterior fencing or barriers.
  - (c) Placards shall be posted to identify the location of the AC power supply emergency disconnects. All other signage required by the electrical, building, or fire code shall be posted as required.
  - (d) No other signage shall be permitted without approval from the County.
  - (e) The site, fencing, or barriers shall not be used to display any advertisements.
- (6) Abandonment.
  - (a) SES that cease to produce electricity continuously for one year shall be presumed abandoned. The property owner may overcome this presumption by substantial evidence, satisfactory to the Planning Director, that cessation of the use occurred from causes beyond the owner's reasonable control, that there is no intent to abandon the system, and that resumption of use of the existing system is reasonably practicable.
  - (b) Following abandonment, the operator and landowner shall remove all equipment and systems and restore the site as near as practicable to its original condition. The obligation of the operator and owner to remove the SES and restore the site shall be joint and several.
  - (c) Failure to comply with the requirements of this section shall authorize, but not require, the County to remove the SES and restore the site in accordance with the approved decommissioning plan.
- (7) Public notice.
  - (a) Prior to filing an application for a site plan for medium- or large-scale SES or special exception for large-scale SES, an applicant shall:
    - [1] Erect a sign on the proposed, site notifying the public of the applicant's intent to construct a large-scale SES. The sign design and size shall be approved by the Planning Director.
    - [2] Publish in the local newspaper, at the applicant's expense, public notice of the applicant's request for the proposed large-scale SES, identifying the proposed location, type, height, setbacks, screening, etc. The public notice shall include a map showing the proposed location of the SES site, shall advise the public that a community meeting to discuss the proposed site plan application shall be open to the public and shall be held at least one week prior to the

Planning Commission meeting at which the SES site plan application will be heard. The public notice shall be pre-approved by the Planning Director.

(8) Decommissioning.

(a) A decommissioning plan shall be required. The plan shall include:

- [1] The expiration date of the contract, lease, easement, or other agreement for installation of the SES and a timeframe for removal of the SES within one year following termination of the use.
- [2] A requirement that the operator and property owner provide written notice to the County whenever a SES is out of active production for more than six months.
- [3] Removal of all above and underground equipment, structures, fencing and foundations. All components shall be completely removed from the subject parcel upon decommissioning.
- [4] Removal of substations, overhead poles, above ground electric lines located on-site or within a public right-of-way that are not usable by any other public or private utility.
- [5] Removal of lot coverage and access roads associated with the SES.
- [6] Re-grading and, if required, placement of like-kind topsoil after removal of all structures and equipment.
- [7] Re-vegetation of disturbed areas with native seed mixes and plant species suitable to the area or evidence of an approved nutrient management plan.
- [8] A recordable covenant executed by the property owner to reclaim the site in accordance with the decommissioning plan and associated approvals upon cessation of the use.
- [9] A requirement for County inspection and approval of the decommissioning and reclamation of the SES site.

(9) Financial assurance.

- (a) The operator or property owner of a medium- or large-scale SES shall provide a bond, surety, letter of credit, lien instrument, or other financial assurance in a form and amount acceptable to the County to secure payment of 125% of the anticipated cost of removal of all equipment, structures, fencing, above or below ground level, and any accessory structures, and restoration of the site in accordance with the requirements of this section if use of the SES is discontinued continuously for one year. The financial assurance shall be provided prior to issuance of a building permit and shall be renewed so as to remain in full force and effect while the SES remains in place. The financial assurance shall require the obligor and the owner to provide at least 90 days' prior written notice to the County of its expiration or nonrenewal. The Planning Director may adjust the amount of the surety as reasonably necessary from time to time to insure the amount is adequate to cover the cost of decommissioning, removal and restoration of the site.<sup>[3]</sup>

[3] *Editor's Note: With the permission of the County, this subsection was revised to change "letter or credit" to "letter of credit."*

D. Large-scale SES. The following requirements apply to large-scale SES:

(1) Location.

- (a) Large-scale SES are prohibited in the RC Zoning District.

(2) Mitigation.

- (a) Large-scale SES in the AC, WRC or CP Zoning Districts shall provide mitigation through a Reservation of Development Rights Agreement approved by the County and recorded among the land records of Talbot County, reserving development rights on an equivalent area of land in the AC, WRC, RC or CP Zoning District.

- (b) The required mitigation through the Reservation of Development Rights Agreement shall remain in place and shall be extended as necessary until the SES is abandoned or discontinued, the decommissioning plan has been implemented, the work inspected and approved by the County and applicable portions of the project area have been converted back to active agricultural production.
  - (c) Upon termination of the original lease term and any extensions, if the SES is to remain active, mitigation shall be provided pursuant to requirements in effect at that time.
- (3) Development rights.
- (a) An approved SES shall utilize development rights equal to the number of rights attributable to the project area with a minimum reservation of one development right. The property owner shall set aside the requisite number of development rights by a Reservation of Development Rights Agreement approved by the County and recorded among the land records of Talbot County. The Agreement shall restrict development and density rights on the balance of the property to the extent the SES has used those rights for the SES until the SES has been removed, the decommissioning plan has been implemented and the site has been inspected and approved by the County. The number of rights placed under reservation shall be calculated using the base density multiplied by the total area of land encumbered by the SES and all its appurtenances.
  - (b) Provided a minimum of six acres is unencumbered by the SES, the three additional development rights permitted in the AC, CP, WRC, and TC Zoning Districts shall be excluded from the required reservation of development rights. The remaining land unencumbered by the SES and the Reservation of Development Rights Agreement may be developed in accordance with the cluster requirements as defined in this chapter.
  - (c) Lots, parcels, or parts thereof are ineligible for large-scale SES if the development rights have already been preserved, conserved, reserved or otherwise allocated for the area of land to be utilized for the SES.
- (4) Public notice.
- (a) Prior to filing an application for a site plan or special exception, an applicant shall:
    - [1] Mail written notice of the SES proposal to all adjoining property owners, including property owners across water bodies that are within 1,000 feet of the property proposed for the SES site.
    - (b) At least one week prior to the Planning Commission meeting at which the SES site plan application is scheduled to be reviewed, the applicant shall conduct a community meeting open to the public to discuss the proposed site plan application. The applicant shall conduct the community meeting. The meeting shall be held at the applicant's expense and staffing. County staff is not required to attend the community meeting.

[1] *Editor's Note: With the permission of the County, this section was revised to capitalize terms and cite numbers in a style consistent with the rest of the County Code.*

## § 190-104.1. Wind turbine towers.

[Added 7-28-2009 by Bill No. 1165, effective 9-26-2009; amended 10-12-2010 by Bill No. 1199, effective 12-11-2010]

- A. Small wind turbine uses. The following are specific requirements for small wind turbine systems and small wind turbine production facilities.
- (1) Small wind turbine systems:
    - (a) Must comply with all general requirements listed in Subsection **B** below.
    - (b) Are limited to a minimum lot size of five acres. This is not applicable to small wind turbine towers and windmills with a total height of 40 feet or less.



- (c) Are limited to a maximum of one small wind turbine tower on parcels 20 acres or less.
  - (d) Are limited to a maximum of two small wind turbine towers on parcels greater than 20 acres.
  - (e) Shall be limited to single-site consumption.
  - (f) Sound levels shall not exceed dBA levels specified in the noise standards, Talbot County Code, Chapter **190**, Article **V**, § **190-125**.
  - (g) Shall not exceed a cumulative metering rate of 100 kilowatts on a single site.
  - (h) Include windmills limited to a total height of less than 75 feet.
- (2) Small wind turbine production facilities:
- (a) Must comply with all general requirements listed in Subsection **B** below.
  - (b) Are limited to a minimum lot size of 10 acres.
  - (c) Shall provide an engineering report stating the proposed small wind turbine tower does not exceed the minimum height necessary to accomplish the purpose for which it is constructed.
  - (d) Shall be limited to off-site or a combination of both off-site and single-site consumption.
  - (e) Sound levels shall not exceed dBA levels specified in the noise standards, Talbot County Code, Chapter **190**, Article **V**, § **190-125**.
  - (f) May have cumulative metering rates that exceed 100 kilowatts.
- B. General requirements. All small wind turbine systems and small wind turbine production facilities shall be subject to the following general requirements:
- (1) All small wind turbine systems with a total height of 75 feet or higher shall be subject to a major site plan review.
  - (2) All small wind turbine production facilities shall be subject to a major site plan review.
  - (3) Prior to the Planning Commission meeting for a small wind turbine production facility, the applicant shall perform a highly visible balloon test lasting a minimum of 30 minutes. The date, location, and beginning and ending time of the test shall be published in a local newspaper at least one week prior to the test. The Planning Director shall approve the newspaper notice. The results of the balloon test shall be incorporated into a computerized simulation submitted to the Planning Office 10 days prior to the Planning Commission meeting. The computerized simulation shall illustrate the small wind turbine tower at the proposed height and color scheme.
  - (4) All small wind turbine towers shall comply with all guidelines and procedures provided by the Talbot County Department of Permits and Inspections.
  - (5) The ground base of any small wind turbine tower shall be set back from any property lines, road rights-of-way and overhead utility lines a distance that is the total height of the small wind turbine tower plus 10 feet. Notwithstanding any other section of this chapter, this limitation shall not be subject to modification by either a special exception or variance.
  - (6) The blade tip of a small wind turbine tower, at its lowest point, shall be a minimum 30 feet above any obstruction within 300 feet. This is not applicable to vertical-axis wind turbines (VAWT) and windmills.
  - (7) Small wind turbine towers shall be located a minimum distance of 30 feet from any other structure on the same lot or parcel. This is not applicable to vertical-axis wind turbines (VAWT) and windmills.
  - (8) The distance between small wind turbine towers shall be a minimum of 10 times the length of the blade or foil.
  - (9) The total height of a small wind turbine tower shall be no higher than necessary to access adequate winds but in no case shall exceed 160 feet. The total height is measured from the lowest finished grade

elevation at the base to the uppermost tip of the blade. The lowest finished grade elevation may not be changed from the preexisting natural topography without an approval from the County. Notwithstanding any other section of this chapter, this limitation shall not be subject to modification by either a special exception or variance.

- (10) The blade tip of any small wind turbine tower shall, at its lowest point, have ground clearance of no less than 25 feet, as measured at the lowest point of the arc of the blades from the lowest finished grade elevation at the base. The lowest finished grade elevation may not be changed from the preexisting natural topography without an approval from the County. This is not applicable to vertical-axis wind turbines (VAWT).
- (11) The blade tip or foil of any vertical-axis wind turbine (VAWT) shall, at its lowest point, have ground clearance of no less than 12 feet, as measured at the lowest point of the arc of the blades from the lowest finished grade elevation at the base. The lowest finished grade elevation may not be changed from the preexisting natural topography without an approval from the County.
- (12) The building permit or major site plan application shall be accompanied by a letter from a local utility company acknowledging the applicants intend to install a small wind turbine tower. This is not applicable to windmills.
- (13) All electrical wires associated with a small wind turbine tower, other than wires necessary to connect the wind generator to the wind tower wiring, the wind tower wiring to the disconnect junction box, and the grounding wires, shall be located underground.
- (14) The small wind turbine tower shall be designed to minimize environmental impact.
- (15) The small wind turbine tower shall not be used for the displaying of any advertisements.
- (16) Warning signs and signs identifying the manufacturer, installer, or owner of the small wind turbine tower shall be attached to the tower, not to exceed one square foot in size. No other signage shall be permitted without approval from the County.
- (17) The small wind turbine tower shall be a self-supporting monopole or lattice structure.
- (18) The small wind turbine tower shall not be sited on piers or other water-dependent facilities in accordance with the Annotated Code of Maryland, § 16-104.<sup>[1]</sup>  
*[1] Editor's Note: See Environment Article, § 16-104, of the Annotated Code of Maryland.*
- (19) The small wind turbine tower shall not be lit unless required by federal or state regulations. If lighting is required, the least-intensive approved lighting shall be used.
- (20) The small wind turbine rated capacity shall be calculated using the current Maryland Energy Administration (MEA) standard.
- (21) The small wind turbine tower shall be designed so as to prohibit step bolts or a ladder readily accessible to the public for a minimum height of 12 feet above the lowest finished grade elevation at the base. The lowest finished grade elevation may not be changed from the preexisting natural topography without an approval from the County. This is not applicable to vertical-axis wind turbines (VAWT).
- (22) Pursuant to any request for code compliance regarding an abandoned or inoperable wind turbine tower, the burden of proof indicating current wind energy production shall be upon the owner of the land. A determination made by the County regarding wind turbine inoperability or abandonment may be appealed to the Talbot County Board of Appeals.
- (23) Any small wind turbine tower found to be abandoned or unsafe by the County Engineer shall be repaired or removed by the landowner. A small wind turbine tower that fails to operate, or is out of service for a continuous twelve-month period, shall be deemed to be abandoned.
- (24) A wind turbine tower shall be removed within 90 days of abandonment. Failure to comply within the period of time specified above will result in the complete removal of the abandoned wind turbine tower by Talbot County. As provided by code, all costs associated with this action incurred by Talbot County

will be forwarded to the property owner for payment. Should the property owner fail to make payment to Talbot County within 30 days of turbine tower removal, the costs shall be charged to the owner of such property on the next regular real estate tax bill forwarded to such owner by the County, and said charges shall become a lien on the property and be due and payable by said owner at the time of payment of such bill.

- (25) The small wind turbine tower must comply with all regulations of the Federal Aviation Administration (FAA), if applicable, including any necessary approvals for installations within the Airport Overlay Zone.

ZONING, SUBDIVISION, AND LAND DEVELOPMENT

190 Attachment 2

Talbot County

**Table III-1  
General Table of Land Uses**

[Amended 7-28-2009 by Bill No. 1165, effective 9-26-2009; 10-12-2010 by Bill No. 1199, effective 12-11-2010; 10-26-2010 by Bill No. 1200, effective 12-25-2010; 7-26-2011 by Bill No. 1205, effective 9-23-2011; 3-25-2014 by Bill No. 1259, effective 5-24-2014; 12-13-2016 by Bill No. 1352, effective 2-11-2017]

**KEY:**

P = Permitted use

S = Special exception

A = Accessory use

Land Use	Agricultural Conservation	Countryside Preservation	Conservation Western Rural	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<p><b>Agricultural processing</b></p> <p>Includes raw product packaging, freezing and canning.</p> <p>See regulations for specific land uses in this article.</p>	S	S	S										P
<p><b>Agricultural production</b></p> <p>Includes growing field crops, grazing, livestock and supplemental feeding, hay production, orchards, vegetable growing, sod farming, vineyards and Christmas tree growing.</p>	P	P	P	P	P	P	P	P	P	P	P	P	P

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Land Use	Agricultural Conservation	Countryside Preservation	Conservation Western Rural	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<p><b>Agricultural research facilities (commercial)</b></p> <p>Includes facilities involved in agricultural study, research, or experimentation for which a significant fee or other significant remuneration will be paid.</p> <p>See regulations for specific land uses in this article.</p>	S	S	S	S									
<p><b>Agricultural uses and structures, accessory</b></p> <p>Includes farm buildings, barns, dairy barns, cribs, sheds, stables, tool rooms, workshops, farm-related offices, tanks, and silos; open or enclosed storage of farm materials, products, equipment or vehicles; petroleum storage, not for resale, subject to County, state, and federal regulations; and grain flow and field blending and packaging including milling, drying and storing.</p> <p>Includes value-added uses such as pick-your-own produce operations, corn mazes, cut-your-own Christmas trees farms and flower operations, sales of decorative plant materials, farm tours for fee, and petting zoos.</p> <p>Includes value-added processing.</p> <p>See regulations for specific land uses in this article.</p>	A	A	A	A	A	A	A	A	A	A			

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Land Use	Agricultural Conservation	Countryside Preservation	Conservation Western Rural	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<b>Agricultural uses and structures – poultry and hog houses larger than 1,500 square feet on parcels smaller than 20 acres</b>  See regulations for specific land uses in this article.	S	S	S	S									
<b>Agricultural uses and structures – poultry and hog houses, livestock feeding lots and agricultural lagoons</b>  See regulations for specific land uses in this article.  In the VC District, limited to poultry houses.	P	P	P	P				S	S				
<b>Animal hospital, veterinary clinic and associated boarding of animals</b>  See regulations for specific land use in this article.	S	S	S	S	S	S		S	P	P	P		
<b>Antenna tower for essential communications</b>  Includes towers for essential telecommunications and emergency service radio communications antennas.  See regulations for specific land uses in this article.	S	S	S	S	S	S	S	S	S	P	P	P	P

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<b>Land Use</b>	<b>Agricultural Conservation</b>	<b>Countryside Preservation</b>	<b>Conservation Western Rural</b>	<b>Rural Conservation</b>	<b>Rural Residential</b>	<b>Town Conservation</b>	<b>Town Residential</b>	<b>VC1</b>	<b>VC2</b>	<b>Village Center</b>	<b>Limited Commercial</b>	<b>General Commercial</b>	<b>Limited Industrial</b>
<p><b>Antenna tower for radio and television transmission and other nonessential radio communications</b></p> <p>Includes towers for public and commercial radio and television antennas, business band radio antennas and necessary transmission facilities.</p> <p>Includes associated broadcasting studios in the LC, GC, and LI Districts.</p> <p>See regulations for specific land uses in this article.</p>	S	S	S	S							P	P	P
<p><b>Aquaculture (retail)</b></p> <p>See regulations for specific land uses in this article.</p>	S	S	S	S				S	S	S	P	P	S
<p><b>Aquaculture (wholesale)</b></p> <p>Excludes on-premises processing of aquaculture products.</p> <p>See regulations for specific land uses in this article.</p>	P	P	P	P				S	S	P	P	P	P
<p><b>Auction house</b></p> <p>See regulations for specific land uses in this article.</p>	S												
<p><b>Automobile service, repair, washing, and fuel sales</b></p> <p>Includes trucks and recreational vehicles.</p> <p>See regulations for specific land uses in this article.</p>								S	P	P	P	P	P

ZONING, SUBDIVISION, AND LAND DEVELOPMENT

<b>Land Use</b>	<b>Agricultural Conservation</b>	<b>Countryside Preservation</b>	<b>Conservation Western Rural</b>	<b>Rural Conservation</b>	<b>Rural Residential</b>	<b>Town Conservation</b>	<b>Town Residential</b>	<b>VC1</b>	<b>VC2</b>	<b>Village Center</b>	<b>Limited Commercial</b>	<b>General Commercial</b>	<b>Limited Industrial</b>
<b>Bed-and-breakfast</b> See regulations for specific land uses in this article.	A	A	A	A	S	A	A	A	A	A			
<b>Bridges, private which cross tidal waters</b> See regulations for specific land uses in this article.	S	S	S	S	S	S	S	S	S	S	S	S	S
<b>Bridges, other private</b>	A	A	A	A	A	A	A	A	A	A	A	A	A
<b>Building supply and lumber yards with outside storage</b> Includes home and garden supplies and equipment. See regulations for specific land uses in this article.									S	S	S	P	P
<b>Cemeteries and mausoleums/columbarium, non-church-related, for humans and animals and family cemeteries</b> See regulations for specific land uses in this article.	P	P	P	P									
<b>Churches and related cemeteries</b> See regulations for specific land uses in this article.	S	S	S	S	S	S	S	S	P	P	P	P	
<b>Community and cultural facilities</b> Includes public and quasi-public buildings and structures for recreation, conservation, cultural, museum, library and public service uses. See regulations for specific land uses in this article.	S	S	S	S	S	S	S	S	S	P	P	P	S



TALBOT COUNTY CODE

<b>Land Use</b>	<b>Agricultural Conservation</b>	<b>Countryside Preservation</b>	<b>Conservation Western Rural</b>	<b>Rural Conservation</b>	<b>Rural Residential</b>	<b>Town Conservation</b>	<b>Town Residential</b>	<b>VC1</b>	<b>VC2</b>	<b>Village Center</b>	<b>Limited Commercial</b>	<b>General Commercial</b>	<b>Limited Industrial</b>
<p><b>Compounding industries (permanent)</b></p> <p>Includes concrete and asphalt plants.</p> <p>See regulations for specific land uses in this article. See temporary uses for temporary compounding of paving material.</p>													S
<p><b>Conservation areas (public or private)</b></p> <p>Includes arboretums, bird sanctuaries, demonstration forests, hunting preserves, reforestation areas, wildlife reservations and regulated hunting areas.</p>	P	P	P	P	P	P	P	S	S	P	P	P	P
<p><b>Contracting and maintenance</b></p> <p>Includes air conditioning, building, electrical, excavation, floor covering, glass repair, heating, landscaping, plumbing and tree trimming.</p> <p>See regulations for specific land uses in this article.</p>											P	P	P
<p><b>Cottage Industry</b></p> <p>See regulations for specific land uses in this article.</p>	A	A	A	A		A		A	A	A			
<p><b>Day-care center, group</b></p>	S	S	S		S	S	S			S	P	P	P
<p><b>Day-care center, small group</b></p>	S	S	S		S	S	S		S	S	P	P	P
<p><b>Day-care center, family</b></p> <p>See regulations for specific land uses in this article.</p>	P	P	P	P	P	P	P	S	P	P	P	P	P

ZONING, SUBDIVISION, AND LAND DEVELOPMENT

Land Use	Agricultural Conservation	Countryside Preservation	Conservation Western Rural	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<b>Dwelling, accessory apartment</b> See regulations for specific land uses in this article.								A	A	A			
<b>Dwelling, accessory, in the RC District</b> See regulations for specific land uses in this article.				A									
<b>Dwelling, accessory to agricultural use – mobile home: 1 or 2 dwellings</b> See regulations for specific land uses in this article.	A	A	A		A	A	A		A	A	A	A	A
<b>Dwelling, accessory to agricultural use – mobile home: 3 or 4 dwellings</b> See regulations for specific land uses in this article.	S	S	S		S	S	S			S	S	S	S
<b>Dwelling, accessory to agricultural use – dwelling other than a mobile home</b> See regulations for specific land uses in this article.	A	A	A		A	A	A		A	A	A	A	A
<b>Dwelling, accessory to commercial use</b> Commercial use must remain in operation.											A	A	A
<b>Dwelling, seasonal agricultural employee</b> See regulations for specific land uses in this article.	S	S	S										

TALBOT COUNTY CODE

<b>Land Use</b>	<b>Agricultural Conservation</b>	<b>Countryside Preservation</b>	<b>Conservation Western Rural</b>	<b>Rural Conservation</b>	<b>Rural Residential</b>	<b>Town Conservation</b>	<b>Town Residential</b>	<b>VC1</b>	<b>VC2</b>	<b>Village Center</b>	<b>Limited Commercial</b>	<b>General Commercial</b>	<b>Limited Industrial</b>
<b>Dwelling, employee</b> See regulations for specific land uses in this article.	A	A	A		A	A	A	A	A	A	A	A	A
<b>Dwelling, guest house</b> See regulations for specific land uses in this article.	A	A	A		A	A	A	A	A	A			
<b>Dwelling, rehabilitation</b> See regulations for specific land uses in this article.	S	S	S	S		S			S	S			
<b>Dwelling, single-family (detached)</b> Includes modular homes and double-wide manufactured homes. Excludes single-wide manufactured homes and mobile homes. See regulations for specific land uses in this article.	P	P	P	P	P	P	P	P	P	P	A	A	A
<b>Dwelling, single-family (duplex)</b> Includes two attached single-family dwellings constructed on site or modular dwellings manufactured off site. Excludes manufactured homes and mobile homes. See regulations for specific land uses in this article.	P	P	P	P	P	P	P	S	S	P	A	A	A

ZONING, SUBDIVISION, AND LAND DEVELOPMENT

<b>Land Use</b>	<b>Agricultural Conservation</b>	<b>Countryside Preservation</b>	<b>Conservation Western Rural</b>	<b>Rural Conservation</b>	<b>Rural Residential</b>	<b>Town Conservation</b>	<b>Town Residential</b>	<b>VC1</b>	<b>VC2</b>	<b>Village Center</b>	<b>Limited Commercial</b>	<b>General Commercial</b>	<b>Limited Industrial</b>
<b>Educational institutions, public or private, boarding and non-boarding</b> See regulations for specific land uses in this article.	S	S	S	S		S	S		S	S	S	S	S
<b>Emergency services</b> Includes fire, police, rescue and ambulance uses. See regulations for specific land uses in this article.	P	P	P	P		P	P	S	P	P	P	P	P
<b>Exposition center</b> Includes fairgrounds.	S	S	S										S
<b>Farm equipment service and repairs</b> See regulations for specific land uses in this article.	S	S	S						S	S	P	P	P
<b>Farm machinery and supplies sales</b> Includes agricultural vehicles and implements, and agricultural supplies. Includes home and garden supplies and equipment, except in the AC, CP, and WRC Districts. See regulations for specific land uses in this article.	S	S	S								S	P	P
<b>Farm market</b> See regulations for specific land uses in this article.	P	P	S	S					S	S			

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<b>Land Use</b>	<b>Agricultural Conservation</b>	<b>Countryside Preservation</b>	<b>Conservation Western Rural</b>	<b>Rural Conservation</b>	<b>Rural Residential</b>	<b>Town Conservation</b>	<b>Town Residential</b>	<b>VC1</b>	<b>VC2</b>	<b>Village Center</b>	<b>Limited Commercial</b>	<b>General Commercial</b>	<b>Limited Industrial</b>
<b>Fish and game hatcheries</b>	P	P	P	P									
<b>Fisheries activities facilities</b>				S					S	S			S
<b>Flammable liquid storage, wholesale distribution, and resale</b>  See regulations for specific land uses in this article.											S	S	S
<b>Food packing and processing</b>												P	P
<b>Funeral home and crematorium</b>											P	P	P
<b>Golf courses and country clubs (public or private)</b>  Excludes miniature golf courses.  Excludes driving ranges not primarily associated with the golf course.  See regulations for specific land uses in this article.	P	P	P		S	S	S						
<b>Grain processing, drying and storage (wholesale commercial)</b>  See regulations for specific land uses in this article.	P	P	P	P		S				S	S	S	S
<b>Greenhouse and plant nursery (retail)</b>  See regulations for specific land uses in this article.	S	S	S	S		S	S		S	S	P	P	P
<b>Greenhouse and plant nursery (wholesale)</b>  See regulations for specific land uses in this article.	P	P	P	P		S	S		S	S	S	P	S

ZONING, SUBDIVISION, AND LAND DEVELOPMENT

Land Use	Agricultural Conservation	Countryside Preservation	Conservation Western Rural	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<b>Group homes, large</b>	S	S	S	S	S	S	S		S	S	S	S	
<b>Group homes, small</b>	P	P	P	P	P	P	P		S	P			
<b>Home occupation</b> See regulations for specific land uses in this article.	A	A	A	A	A	A	A	A	A	A			
<b>Hospital</b> See regulations for specific land uses in this article.												S	
<b>Hotel/motel</b> See regulations for specific land uses in this article.										S	S	P	
<b>Inn</b> See regulations for specific land uses in this article.										S	P	P	
<b>Junkyard</b> See regulations for specific land uses in this article.													S
<b>Kennel, accessory residential</b>	A	A	A	A	A	A	A						
<b>Kennel, commercial</b> See regulations for specific land uses in this article.	S	S	S								S	S	
<b>Laboratories for scientific research and experimentation</b>													P
<b>Landing strips</b> See regulations for specific land uses in this article.	S												

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<b>Land Use</b>	<b>Agricultural Conservation</b>	<b>Countryside Preservation</b>	<b>Conservation Western Rural</b>	<b>Rural Conservation</b>	<b>Rural Residential</b>	<b>Town Conservation</b>	<b>Town Residential</b>	<b>VC1</b>	<b>VC2</b>	<b>Village Center</b>	<b>Limited Commercial</b>	<b>General Commercial</b>	<b>Limited Industrial</b>
<p><b>Livestock auction house</b></p> <p>See regulations for specific land uses in this article.</p>	S	S	S										
<p><b>Manufacturing operations</b></p> <p>Includes any uses involved in assembling, processing or packaging operations.</p> <p>See regulations for specific land uses in this article.</p>								S	S	S	S	P	
<p><b>Marinas</b></p> <p>Includes piers, wharves, berthing and boat docking facilities, launching ramps, wet and dry storage facilities for seaworthy craft in operable condition, yacht clubs, retail sale of maritime-related items (fishing equipment, bait, ice, etc.), minor repair of watercraft, watercraft sales, rental and charter, marine equipment sales, watercraft fuel sales, fishing facilities (crab sheds, fish off-loading docks, shellfish culture operations, and fishery activities), guestroom rental (no more than 10 rooms), cafes.</p> <p>See regulations for specific land uses in this article.</p>				S				S	S	S	S	S	
<p><b>Marine and boat equipment sales and assembly</b></p> <p>Includes outdoor commercial storage and sales.</p> <p>See regulations for specific land uses in this article.</p>											S	P	P

ZONING, SUBDIVISION, AND LAND DEVELOPMENT

Land Use	Agricultural Conservation	Countryside Preservation	Conservation Western Rural	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<p><b>Marine contracting</b></p> <p>Includes businesses that install or repair pilings, piers and similar structures located in or over water to include shoreline stabilization.</p>									S	S	S	S	P
<p><b>Marine equipment service and repairs</b></p>									S	S	P	P	P
<p><b>Meeting halls and facilities for clubs, lodges and fraternal societies</b></p> <p>Excludes gun and firearm shooting clubs.</p> <p>See regulations for specific land uses in this article.</p>	S	S	S	S		S			S	S	P	P	
<p><b>Mineral extraction</b></p> <p>Includes sand and gravel operations.</p> <p>See regulations for specific land uses in this article.</p>	S	S	S	S									
<p><b>Monuments and memorial stones, production and sales</b></p> <p>See regulations for specific land uses in this article.</p>												P	P
<p><b>Nursing homes and assisted living facilities</b></p> <p>See regulations for specific land uses in this article.</p>	S	S	S	S	S	S	S		S	S			



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Land Use	Agricultural Conservation	Countryside Preservation	Conservation Western Rural	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<p><b>Off-road outdoor recreation (public or private)</b></p> <p>Includes motorized and nonmotorized vehicle race and other recreation courses, excluding automobiles and trucks.</p> <p>See regulations for specific land uses in this article.</p>	S	S											
<b>Offices, general</b>									S	P	P	P	P
<p><b>Offices, government</b></p> <p>In the LI District limited to offices offering agricultural, technical, investigative, or community outreach and support services.</p>									S	P	P	P	P
<p><b>Parks and playgrounds (public or private)</b></p> <p>See regulations for specific land uses in this article.</p>	P	P	P	P	P	P	P	P	P	P			
<p><b>Piers and related boat facilities</b></p> <p>Includes community piers, private piers, boat ramps and raised walkways.</p> <p>See regulations for specific land uses in this article.</p>													
<b>Piers, community</b>				S	S		S	S	S	S			
<b>Piers, private</b>				A	A		A	A	A	A	A	A	A
<b>Boat ramp</b>				A	A		A	A	A	A	A	A	A
<b>Raised walkway</b>				A	A		A	A	A	A	A	A	A

ZONING, SUBDIVISION, AND LAND DEVELOPMENT

Land Use	Agricultural Conservation	Countryside Preservation	Conservation Western Rural	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<b>Ports and related industry</b>													P
<b>Post offices</b>								P	P	P	P	P	
<b>Produce stands</b> See regulations for specific land uses in this article.	A	A	A	A		A		S	S	P	P	P	
<b>Pump stations for gas and oil pipelines</b>	S	S	S	S	S	S	S			S	S	S	S
<b>Recreation activities, general outdoor commercial</b> Includes miniature golf, driving ranges and commercial ball fields.												S	S
<b>Recreation facilities, indoor (commercial or noncommercial)</b> Includes billiard/pool halls, bowling alleys, health clubs, indoor ball courts, skating rinks, theaters with fewer than 500 seats, and sports arenas with fewer than 500 seats. See regulations for specific land uses in this article.									S	S	P	P	P
<b>Recycling collection center</b>	P	P	P	P	P	P	P		S	P	P	P	P
<b>Recycling, product</b> Includes masonry products (including concrete, asphalt, brick, block and stone) and material products (including trees, stumps, branches, leaves, grass trimmings and soil). See regulations for specific land uses in this article.	S	S	S	S									

TALBOT COUNTY CODE

Land Use	Agricultural Conservation	Countryside Preservation	Conservation Western Rural	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<p><b>Recycling processing center</b></p> <p>See regulations for specific land uses in this article.</p>													P
<p><b>Residential structures and uses, accessory</b></p> <p>Includes detached carports and garages, game courts, greenhouses, storage sheds, swimming pools and pool houses, and other structures not for human occupation.</p> <p>See also § 190-118 for specific requirements.</p>	A	A	A	A	A	A	A	A	A	A	A	A	A
<p><b>Restaurant with drive-through facilities</b></p>												S	
<p><b>Restaurants, bars and nightclubs</b></p> <p>Excludes uses with drive-through facilities.</p> <p>See regulations for specific land uses in this article.</p>										S	P	P	
<p><b>Restoration of boats, vehicles and furniture</b></p> <p>Limited to repair and restoration of antique furniture and antique or classic vehicles.</p> <p>See regulations for specific land uses in this article.</p>	S								S	S	P	P	P

ZONING, SUBDIVISION, AND LAND DEVELOPMENT

Land Use	Agricultural Conservation	Countryside Preservation	Conservation Western Rural	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<p><b>Retail, general</b></p> <p>Includes sales of antiques, books, baked goods, clothing, crafts, drugs, dry goods, furniture, gifts, groceries, hardware, household items, liquor, plants (flowers, shrubs, and trees), seafood, sports equipment, and items generally found in department stores, general stores or variety stores.</p> <p>See regulations for specific land uses in this article.</p>									S	S	P	P	
<p><b>Retail, incidental</b></p> <p>See regulations for specific land uses in this article.</p>													A
<p><b>Retail, major</b></p> <p>See regulations for specific land uses in this article.</p>										S	P	P	
<p><b>Roadside vendor</b></p>											A	A	A
<p><b>Satellite dishes</b></p> <p>See regulations for specific land uses in this article.</p>	A	A	A	A	A	A	A	A	A	A	A	A	A
<p><b>Sawmills</b></p> <p>Includes temporary noncommercial sawmills when associated with on-site timber harvests.</p> <p>See regulations for specific land uses in this article.</p>	P	P	P	P						S	S	P	P

TALBOT COUNTY CODE

Land Use	Agricultural Conservation	Countryside Preservation	Conservation Western Rural	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<p><b>Scrap metal processing</b></p> <p>See regulations for specific land uses in this article.</p>													P
<p><b>Septage treatment facilities</b></p> <p>See regulations for specific land uses in this article.</p>	S	S	S										S
<p><b>Septic systems</b></p> <p>See regulations for specific land uses in this article.</p>	A	A	A	A	A	A	A	A	A	A	A	A	A
<p><b>Services, general</b></p> <p>Includes beauty parlor, barbershop, blacksmith, dry cleaning, equipment rental, laundromats/laundry, locksmith, outdoor power equipment repair, photo processing, shoe repair, tailor shop, signs, sheet metal, printing/publishing, appliance repair, upholstery, taxidermy, woodworker/carpenter and welding.</p> <p>See regulations for specific land uses in this article.</p>									S	S	P	P	P
<p><b>Services, professional</b></p> <p>Includes accounting, architecture, chiropractic medicine, medical clinics (medical or veterinary), dentistry, financial institutions, insurance, land planning, law, medicine, real estate, veterinary medicine.</p> <p>See regulations for specific land uses in this article.</p>								S	S	P	P	P	P

ZONING, SUBDIVISION, AND LAND DEVELOPMENT

Land Use	Agricultural Conservation	Countryside Preservation	Conservation Western Rural	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<b>Sexually oriented business</b>													P
<b>Shooting range, indoor</b>	S	S	S							S	S	S	S
<b>Shoreline stabilization measures</b>  Includes bulkheads, riprap and other shoreline protection measures.				P	P		P	P	P	P	P	P	P
<b>Short-term rental</b>  See regulations for specific land uses in this article.	P	P	P	P	P	P	P	S	P	P			
<b>Solar energy system, large-scale</b>  See regulations for specific land uses in this article.	S	S	S		S	S	S	S	S	S	S	S	S
<b>Solar energy system, medium-scale</b>  See regulations for specific land uses in this article.	A	A	A	A	A	A	A	A	A	A	A	A	A
<b>Solar energy system, small-scale</b>  See regulations for specific land uses in this article.	A	A	A	A	A	A	A	A	A	A	A	A	A
<b>Solid waste disposal facilities</b>  These uses may be permitted in any zoning district but require approval from the County Council.  See Article IX and regulations for specific land uses in this article.													

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<b>Land Use</b>	<b>Agricultural Conservation</b>	<b>Countryside Preservation</b>	<b>Conservation Western Rural</b>	<b>Rural Conservation</b>	<b>Rural Residential</b>	<b>Town Conservation</b>	<b>Town Residential</b>	<b>VC1</b>	<b>VC2</b>	<b>Village Center</b>	<b>Limited Commercial</b>	<b>General Commercial</b>	<b>Limited Industrial</b>
<b>Solid waste transfer stations</b> See regulations for specific land uses in this article.	S	S	S			S	S			S	S	S	S
<b>Stables, accessory to residential uses</b> See regulations for specific land uses in this article.	A	A	A	A	A	A	A	A	A	A			
<b>Stables, riding, trails and horse boarding (commercial)</b> See regulations for specific land uses in this article.	S	S	S	S		S							
<b>Storage, accessory to commercial and industrial uses</b> Requires a simplified site plan									S	A	A	A	A
<b>Storage building prior to construction of principal structure</b> This use allows a storage building where it would not be permitted as an accessory use because there is no principal use established for the lot.	S	S	S	S	S	S	S	S	S	S			
<b>Storage of inoperable or unregistered motor vehicles accessory to a dwelling</b> See regulations for specific land uses in this article.	A	A	A	A	A	A	A	A	A	A			
<b>Studios for instruction in art, music, dance, drama, crafts or physical education</b> See regulations for specific land uses in this article.						P	P	S	S	P	P	P	S

ZONING, SUBDIVISION, AND LAND DEVELOPMENT

<b>Land Use</b>	<b>Agricultural Conservation</b>	<b>Countryside Preservation</b>	<b>Conservation Western Rural</b>	<b>Rural Conservation</b>	<b>Rural Residential</b>	<b>Town Conservation</b>	<b>Town Residential</b>	<b>VC1</b>	<b>VC2</b>	<b>Village Center</b>	<b>Limited Commercial</b>	<b>General Commercial</b>	<b>Limited Industrial</b>
<b>Temporary uses</b> See regulations for specific land uses in this article. This use includes the following:	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory building prior to a principal structure													
Paving material compounding													
Portable storage units													
<b>Timber harvesting (commercial)</b> Includes parcels 10 acres or larger in Critical Area RR, TR, VC, and LC.	P	P	P	P	P	P	P	S	S	P	P	P	P
<b>Timber harvesting (commercial)</b> Includes parcels smaller than 10 acres in Critical Area RR, TR, VC, and LC.					S		S	S	S	S	S		
<b>Trucking terminals, warehouses, and storage yards</b> Not allowed in Critical Area.													P
<b>Utility services, nonessential</b> Excludes essential utility services. Includes utility transmission facilities. In the RC District, excludes generation of electricity. See regulations for specific land uses in this article.	S	S	S	S	S	S	S		S	S	S	S	S



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Land Use	Agricultural Conservation	Countryside Preservation	Conservation Western Rural	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<b>Utility services, essential</b>	P	P	P	P	P	P	P	S	S	P	P	P	P
<b>Utility structures</b> Excludes essential utility services.	S	S	S	S	S	S	S		S	S	S	S	S
<b>Vehicle and boat parking and storage (commercial)</b> Excludes any vehicle repairs and maintenance in the AC, CP, WRC and RC Districts. See regulations for specific land uses in this article.	P	P	P	P						P	P	P	P
<b>Vehicle sales, automobile, truck and recreational</b>												P	P
<b>Warehouse, self storage</b> See regulations for specific land uses in this article.									S	S	P	P	P
<b>Wastewater treatment plant</b>	S	S	S	S	S	S	S	S	S	S	S	S	S
<b>Water treatment and storage facilities</b>	S	S	S	S	S	S	S	S	S	S	S	S	S
<b>Water-oriented public recreation, education, research areas</b> See regulations for specific land uses in this article.				S			S		S	S	S	S	
<b>Wind turbine production facility, small</b> See regulations for specific land uses in this article.	S	S									P	P	P

ZONING, SUBDIVISION, AND LAND DEVELOPMENT

Land Use	Agricultural Conservation	Countryside Preservation	Conservation Western Rural	Rural Conservation	Rural Residential	Town Conservation	Town Residential	VC1	VC2	Village Center	Limited Commercial	General Commercial	Limited Industrial
<b>Wind turbine system, small</b> See regulations for specific land uses in this article.	A	A	A	A	A	A	A			A	A	A	A
<b>Wireless communication towers 100 feet or higher</b> See regulations for specific land uses in this article.	S	S	S	S							S	S	S
<b>Wireless communication towers less than 100 feet</b> See regulations for specific land uses in this article.	P	P	P	P					S	P	P	P	P

## Chapter 190. Zoning, Subdivision, and Land Development

### Article XI. Definitions

#### § 190-205. Rules of construction.

- A. Words used in the present tense include the future; words in the singular number include the plural, and words in the plural number include the singular unless the natural construction of the wording indicates otherwise.
- B. The words "shall" and "must" are mandatory, and the words "may" and "should" are permissive.

#### § 190-206. Standard meanings for terms not defined.

The Planning Director shall refer to the most recent publication of the American Planning Association Planning Advisory Service, A Planners Dictionary, to define any word used in this chapter if available in the publication and not otherwise defined in this chapter.

#### § 190-207. Critical Area terms.

The definitions, words or terms identified with the initials "CA" apply County-wide but shall not be modified without the approval of the Maryland Chesapeake Bay Critical Area Commission.

#### § 190-208. Terms defined.

As used in this chapter, the following terms shall have the meanings indicated:

**ACCESSORY STRUCTURE**

A structure detached from a principal building on the same lot and incidental and subordinate to the principal building or use.

**ACCESSORY USE**

A use of land, or of a building or portion thereof, which is incidental to, subordinate to, and customarily found in connection with the principal use of the land or building and which is located on the same lot with such principal use.

**ACRE**

A measure of land containing 43,560 square feet.

**ADAPTIVE REUSE**

A use permitted in the Historic Rehabilitation Overlay District that is not otherwise permitted in the underlying district.

**ADEQUATE PUBLIC FACILITIES**

Public facilities determined to be capable of supporting and servicing the physical area and designated intensity of proposed development activities as determined by the County. Facilities may include roads,

than one road, the Planning Director determines which portion of the property boundary to use in measuring the length of the property's frontage.

**GATEWAY**

The entire area within a Gateway Overlay Zoning District.

**GOLF COURSE**

A tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters.

**GRADING**

Cutting or otherwise distributing the soil mantle by mechanical means so as to permanently change the existing landform.

**GREENHOUSE — RETAIL**

A structure designed and used for growing plants that are displayed and sold to the general public on the site.

**GREENHOUSE — WHOLESALE**

A structure designed and used for growing plants that are not displayed or sold to the general public on the site.

**GROSS FLOOR AREA**

The total horizontal area in square feet of all floors within the exterior walls of a building, including habitable or usable garage, basement, attic, or like spaces, but not including vent shafts, unroofed inner courts, or spaces less than seven feet in height.

**GROUND MOUNT SOLAR SYSTEM**

A solar energy system consisting of solar modules held in place by racks or frames that are attached to ground-based mounting supports or resting on the ground, including solar modules that function as a roof above a parking area, such as a carport.

[Added 12-13-2016 by Bill No. 1352, effective 2-11-2017<sup>[1]</sup>]

**GROUP HOME, LARGE**

A residential facility that provides housing and supportive services to nine or more residents, all of whom are unable to live independently because of mental or physical disabilities, not including supervisory help.

**GROUP HOME, SMALL**

A residential facility that provides housing and supportive services to eight or fewer residents, all of whom are unable to live independently because of mental or physical disabilities, not including supervisory help.

**GROWTH ALLOCATION (CA)**

The number of acres of land in the Critical Area that a local jurisdiction may use to create new Intensely Developed and new Limited Development Areas. The growth allocation shall be calculated based on 5% of the total Resource Conservation Area in the County at the time of the original approval of the County's program by the Commission, not including tidal wetlands or land owned by the federal government.

**GROWTH ALLOCATION, SUPPLEMENTAL**

A portion of the County's allowed acreage for growth allocation (set forth in Article IX, § 190-176) transferred by the County Council to a town, with concurrence by the town and the Critical Area Commission.

**GUEST HOUSE**

An accessory, detached dwelling unit that guests of the property owner may occupy.

**GUYED TOWER**

Any wireless communication tower using guy wires connecting portions of the tower diagonally with the ground to provide support for the tower, antennas and connecting appurtenances.

**MOBILE HOME**

A dwelling unit that is fabricated in an off-site manufacturing facility for installation or assembly at the building site which does not bear a label certifying that it is built in compliance with the National Manufactured Housing Construction and Safety Standards Act of 1974.

**MODULAR HOME**

A dwelling unit that is fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the standards of the Industrialized Building and Mobile Homes Act, Title 6 of Article 83B of the Annotated Code of Maryland.

**MOTEL**

See "hotel."

**NATURAL FEATURES (CA)**

Components and processes present in or produced by nature, including but not limited to, soil types, geology, slopes, vegetation, surface water, drainage patterns, aquifers, recharge areas, climate, floodplains, aquatic life, and wildlife.

**NATURAL HERITAGE AREAS (CA)**

Any communities of plants or animals which are considered to be among the best statewide examples of their kind and are designated by regulation by the Secretary of the Department of Natural Resources.

**NATURAL PARKS (CA)**

Areas of natural habitat that provide opportunities for those recreational activities that are compatible with the maintenance of natural conditions.

**NATURAL VEGETATION (CA)**

Those plant communities that develop or would develop in the absence of human activities. Where an area of natural vegetation must be established, it may include canopy trees, understory trees, shrubs, herbaceous plants and hydrophytic vegetation that are typically found in the Critical Area, but excluding invasive and noxious species.

**NET METER**

A means of connecting an on-grid solar energy system to the utility grid, typically provided, sanctioned and installed by the local utility to measure the flow of electricity to and from the utility customer for the purpose of receiving a net credit for any excess electricity generated on-site and provided to the utility grid.

[Added 12-13-2016 by Bill No. 1352, effective 2-11-2017<sup>[5]</sup>]

**NONCONFORMING LOT**

A lot or parcel that was legally created but does not currently comply with the bulk requirements of this chapter for the zoning district in which it is located.

**NONCONFORMING STRUCTURE**

A legally existing structure that is not currently in compliance with the bulk requirements for the zoning district in which the structure is located due to changes to this chapter or its application to the site, or changes to the zoning of the property.

**NONCONFORMING USE**

Any use legally established that no longer conforms to the use regulations of the zoning district in which it is located due to changes to this chapter or its application to the site, or changes to the zoning of the property.

**NONTIDAL WETLANDS (CA)**

See applicable Chesapeake Bay Critical Area, state and federal regulations for definition of nontidal wetlands.

**NOTICE OF NONCOMPLIANCE**

A notice issued by the Planning Director informing the applicant for approval of a subdivision that the plan or plat submitted is not in compliance with these regulations and that certain corrections are required.

**NOTICE TO PROCEED**

A notice issued by the Planning Director informing the applicant that a subdivision plan or plat submitted is in compliance with these regulations and that the applicant may proceed to the next step in the subdivision review/approval process. Specific conditions may be attached to the notice to proceed.

**NOXIOUS WEED**

Any weed listed on the Maryland Department of Agriculture's noxious weed list.

**NUDITY**

A state of dress which reveals:

[Added 10-26-2010 by Bill No. 1200, effective 12-25-2010]

- A. The showing of the human male or female genitalia, pubic area, or buttocks with less than a fully opaque covering;
- B. The showing of the female breast with less than a fully opaque covering over any part below the top or uppermost part of the areola; or
- C. The depiction of covered male genitalia in a discernibly turgid or erect state.

**NURSING HOME**

An extended, intermediate or long-term care facility licensed or approved to provide full-time convalescent or chronic care to two or more individuals who, by reasons of advanced age, chronic illness or infirmity, are unable to care for themselves.

**OFF-GRID**

A solar energy system which is not electrically connected in any way to electric circuits (grid) that are provided and owned by an electric utility company for the purpose of delivering electricity to or from a home, building, structure, etc.

[Added 12-13-2016 by Bill No. 1352, effective 2-11-2017<sup>[6]</sup>]

**OFFICE, GENERAL**

A building or portion of a building used for conducting the affairs of a business, profession, service, industry, or government, not including facilities established to offer services or retail sales directly to the public.

**OFFSETS (CA)**

Structures or actions that compensate for undesirable impacts.

**ON-GRID**

A solar energy system that is electrically connected to the electric utility grid.

[Added 12-13-2016 by Bill No. 1352, effective 2-11-2017<sup>[7]</sup>]

**OPEN SPACE (CA)**

Any parcel or area of land or water in an essentially unimproved or undeveloped state.

**OVERHANG**

The part of a building which extends beyond the facade of a lower wall.

**OWNER**

A person having legal title to or substantial proprietary interest in land.

**PALUSTRINE WETLANDS (CA)**

All nontidal wetlands dominated by trees, shrubs, persistent emergent plants, or emergent mosses or lichens and all such wetlands that occur in tidal areas where the salinity due to ocean-derived salts is below 1/2 part per 1,000 parts of water.

**PARCEL (CA)**

See definition of "lot, parcel."

**PARCEL, ORIGINAL**

pickles, salad dressing, and honey.

### **PROGRAM AMENDMENT (CA)**

Any change or proposed change to an adopted Critical Area program that is not determined by the Chairman of the Critical Area Commission to be a program refinement. A program amendment includes a change to a Zoning Map that is not consistent with the method for using the growth allocation contained in an adopted program.

[Amended 2-23-2010 by Bill No. 1179, effective 4-24-2010]

### **PROGRAM REFINEMENT (CA)**

Any change or proposed change to an adopted program that the Chairman of the Critical Area Commission determines will result in a use of land or water in the Chesapeake Bay Critical Area or Atlantic Coastal Bays Critical Area in a manner consistent with the adopted program, or that will not significantly affect the use of land or water in the Critical Area. Program refinement may include:

- A. A change to an adopted program that results from state law;
- B. A change to an adopted program that affects local processes and procedures;
- C. A change to a local ordinance or code that clarifies an existing provision; and
- D. A minor change to an element of an adopted program that is clearly consistent with the provisions of State Critical Area Law and all the criteria of the Commission.

### **PROPERTY MAINTENANCE PERMIT**

A permit issued by the Planning Office for forest activities in the Critical Area that do not require a forest preservation plan or mitigation.

### **PUBLIC IMPROVEMENT**

Any improvement or facility, together with its associated public site or right-of-way, for which the County will assume responsibility for maintenance and operation.

### **QUASI-PUBLIC USE**

A use owned or operated by a noncommercial and nonprofit, religious, or philanthropic institution and providing education, cultural, recreational, religious or similar types of public programs.

### **RATED CAPACITY, SMALL WIND TURBINE**

The expected performance of a wind turbine at a specified wind speed (meters per second or miles per hour).

[Added 10-12-2010 by Bill No. 1199, effective 12-11-2010]

### **RECLAMATION (CA)**

The reasonable rehabilitation of disturbed land for useful purposes, and the protection of the natural resources of adjacent areas, including water bodies.

### **RECREATIONAL VEHICLE**

A vehicular, portable device, built on a chassis designed to be self-propelled, and used as a temporary dwelling for travel or recreational purposes.

### **RECYCLING COLLECTION CENTER**

A community collection center for common recyclable goods, such as newspapers, glass, cans and plastics.

### **RECYCLING PROCESSING CENTER**

A recyclable material recovery facility where materials are sorted, processed and packaged for direct distribution to users of recyclable materials.

### **REDEVELOPMENT (CA)**

The process of developing land which is or has been developed.

### **REDEVELOPMENT PLAN**

**REZONING, COMPREHENSIVE**

This term has the same meaning as "comprehensive or sectional zoning map amendment," defined in this section.

**RIGHT-OF-WAY**

An area or strip of land designated for use as a road, alley, or walkway, or for any drainage or public utility purpose or other similar uses.

**RIPARIAN (CA)**

A habitat strongly influenced by water and occurring adjacent to streams, shorelines and wetlands.

**RIPRAP (CA)**

A layer of stones, gravel, or boulders placed on a slope or shore to prevent loss of bank material by wave action or erosion.

**ROAD**

A public or private way, street or highway established and designed for vehicular travel. This term includes the entire area within the right-of-way.

**ROAD (STREET), PRIVATE**

A road not owned, controlled or maintained by the state, the County, a municipality, or the federal government.

**ROAD (STREET), PUBLIC**

A road owned, controlled, or maintained by the state, the County, a municipality, or the federal government.

**ROADSIDE VENDOR**

An accessory use consisting of a stand, tent, cart, and/or open air area for the retail sales of goods, including but not limited to beverages, food, and flowers. There are two types of roadside vendors: short-term and long-term.

**ROOFTOP SOLAR SYSTEM**

A solar energy system that has its electricity-generating solar panels mounted or resting on the rooftop of a residential or commercial building or structure. The various components of such a system include photovoltaic modules, mounting systems, cables, solar inverters and other electrical accessories.

[Added 12-13-2016 by Bill No. 1352, effective 2-11-2017<sup>[8]</sup>]

**RUBBLE**

Materials suitable for disposal at an approved rubble fill as defined herein.

**RUBBLE FILL**

A solid waste acceptance facility that is designed, constructed and operated to receive the following types of materials: land clearing debris, white goods, tires and acceptable demolition debris. Acceptable demolition debris is materials associated with the razing of buildings, roads, bridges, and other structures, including structural steel, concrete, bricks, excluding refractory type, lumber, plaster and plasterboard, insulation material, cement, shingles and roofing material, floor and wall tile, asphalt, pipes and wires.

**RUNOFF (CA)**

The portion of rainfall, melted snow, or irrigation water that flows across ground surfaces and eventually is returned to water bodies. Runoff can pick up pollutants from the air or land and carry them to the receiving waters.

**SADOMASOCHISTIC ACTIVITY**

Images or live performances depicting:

[Added 10-26-2010 by Bill No. 1200, effective 12-25-2010]

- A. Flagellation or torture, whether real or simulated, by or upon an individual; or
- B. The condition of being, or causing oneself or another to be, fettered, bound, or otherwise physically restrained.



location where it is placed for a predetermined number of days. If a sign display area is permanent but the message displayed is subject to periodic changes, the sign shall not be regarded as temporary.

### **SIGN, WALL**

A sign affixed directly to an exterior wall or placed within the limits of a wall.

### **SITE PLAN**

A plan showing the proposed development of a lot or parcel. A site plan shows existing and proposed natural features, structures, building footprints and elevations, road rights-of-way, paved areas, access, walkways, vegetative cover, landscaping, screening, and stormwater management. There are two types of site plans, major and minor, with different submittal requirements and review processes.

### **SKETCH PLAN**

A scaled drawing indicating the developer's general objectives and layout for subdivision of land.

### **SOIL CONSERVATION AND WATER QUALITY PLANS (CA)**

Land use plans for farms that show farmers how to make the best possible use of their soil and water resources while protecting and conserving those resources for the future. The plan is a document containing a map and related plans that indicate:

- A. How the landowner plans to treat a farm unit;
- B. Which best management practices the landowner plans to install to treat undesirable conditions; and
- C. The schedule for applying those best management practices.

### **SOLAR ENERGY SYSTEM (SES)**

Solar collectors, panels, controls, energy storage devices, heat pumps, heat exchangers, and other materials, hardware or equipment necessary to the process by which solar radiation is collected, converted into another form of energy, stored, protected from unnecessary dissipation and distributed. Solar systems include solar thermal and photovoltaic.

[Added 12-13-2016 by Bill No. 1352, effective 2-11-2017<sup>[9]</sup>]

### **SOLAR ENERGY SYSTEM (SES), LARGE-SCALE**

SES that is engineered and designed to produce at least two megawatts (2 MW) of power or utilize 10 acres or more.

[Added 12-13-2016 by Bill No. 1352, effective 2-11-2017<sup>[10]</sup>]

### **SOLAR ENERGY SYSTEM (SES), MEDIUM-SCALE**

SES that is engineered and designed to produce at least 200 kilowatts (200kW) but less than two megawatts (2 MW) of power. Medium-scale SES may utilize more than one acre but not more than 10 acres.

[Added 12-13-2016 by Bill No. 1352, effective 2-11-2017<sup>[11]</sup>]

### **SOLAR ENERGY SYSTEM (SES), SMALL-SCALE**

SES that produces less than 200 kilowatts (200kW) of power and utilizes one acre or less. Small-scale SES include rooftop solar systems of any size.

[Added 12-13-2016 by Bill No. 1352, effective 2-11-2017<sup>[12]</sup>]

### **SOLID WASTE (CA)**

Useless, unwanted, or discarded material with insufficient liquid content to be free flowing.

### **SOLID WASTE DISPOSAL FACILITY**

Any area where solid waste or refuse materials are disposed of, including sanitary landfills, rubble fills and the like.

### **SPECIAL EXCEPTION**

A use or activity requiring approval by the Board of Appeals and not considered appropriate without standards and conditions to ensure that the use is suitable on a particular site.

A publicly owned facility for cleaning raw sewage.

### **WATER-DEPENDENT FACILITIES (CA)**

- A. Those structures or works associated with industrial, maritime, recreational, educational or fisheries activities that require location at or near the shoreline within the shoreline development buffer. An activity is water-dependent if it cannot exist outside the shoreline development buffer and is dependent on the water by reason of the intrinsic nature of its operation. Facilities associated with the following uses are water-dependent facilities.
- (1) Private piers, community piers and related boat facilities.
  - (2) Marinas.
  - (3) Water-oriented public recreation, education, research areas.
- B. Non-water-dependent facilities are all other facilities not included in the definition of water-dependent facilities.

### **WATERFOWL (CA)**

Birds which frequent and often swim in water, nest and raise their young near water, and derive at least part of their food from aquatic plants and animals.

### **WATER-ORIENTED RECREATION, PUBLIC (CA)**

Shore-dependent recreation facilities or activities provided by public agencies which are available to the general public.

### **WCPPA GUIDANCE PLAN**

A map of Talbot County created with the guidance of a telecommunications professional indicating the known gaps, unserved or underserved areas, in the existing wireless communication network. The County Council may periodically update or amend the Guidance Plan.  
[Added 12-22-2009 by Bill No. 1176, effective 2-20-2010]

### **WHOLESALE SALES**

On-premises sales of goods primarily to customers engaged in the business of reselling the goods.

### **WILDLIFE CORRIDOR (CA)**

A strip of land having vegetation that provides habitat and a safe passageway for wildlife.

### **WINDMILL**

A type of small wind turbine tower incapable of electrical energy production that harnesses wind power to rotational motion by means of vanes. The typical use is to pump water or grind, crush, and press grain.  
[Added 10-12-2010 by Bill No. 1199, effective 12-11-2010]

### **WIND TURBINE PRODUCTION FACILITY, SMALL**

A commercial facility producing primarily off-site electricity or a total rated capacity greater than 100 kilowatts.  
[Added 7-28-2009 by Bill No. 1165, effective 9-26-2009; amended 10-12-2010 by Bill No. 1199, effective 12-11-2010]

### **WIND TURBINE SYSTEM, SMALL**

A wind energy conversion system that is used to generate electricity; has a total rated capacity of 100 kilowatts (kW) or less; consisting of a wind turbine, a single-tower, and a base and associated control or conversion electronics.  
[Added 10-12-2010 by Bill No. 1199, effective 12-11-2010]

### **WIND TURBINE TOWER, SMALL**

Consists of a turbine associated with a small wind turbine system, a turbine associated with a small wind turbine production facility, or a windmill, supported by a monopole or lattice. The turbine includes the blade or foil, generator, and tail.

**Small Wind Energy System:<sup>207</sup>**

Means a single-towered wind energy system that:

- A. is used to generate electricity;
- B. has a rated nameplate capacity of (50) kilowatts or less; and
- C. has a total height of one hundred fifty (150) feet or less.

**Solar Array:<sup>208</sup>**

A ground mounted solar collection system consisting of a linked series of photovoltaic modules.

**Solar Collection System:<sup>209</sup>**

A panel or other solar energy device, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling or water heating.

**Solar Energy Generating System (SEGS):<sup>210</sup>**

A grid-tie solar facility consisting of multiple solar arrays whose primary purpose is to generate electricity for distribution and/or sale into the public utility grid and not for onsite consumption.

**Special Exception:**

A grant of a specific use that would not be appropriate generally or without restriction; and shall be based upon a finding that the use conforms to the plan and is compatible with the existing neighborhood.

**Stable, Private:**

An accessory structure designed for the shelter, feeding, and care of no more than two domestic animals, maintained on the property as pets or for domestic use as distinguished from agricultural or livery stables. Such use shall be subject to compliance with Section 4.13 of this Ordinance.

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207 Revision 16, definition added 6/19/09 (RZ-09-004/ORD-09-04)  
208 Revision 16, definition added 6/16/09 (RZ-09-004/ORD-09-04)  
209 Revision 16, definition added 6/16/09 (RZ-09-004/ORD-09-04)  
210 Revision 17, definition added 10/4/11, eff. 10/15/11 (RZ-11-003/ORD-2011-21)

**Wind Energy System:<sup>215</sup>**

Equipment that converts and stores or transfers energy from the wind into electricity or other usable forms of energy. This equipment includes any base, vane, blade, foundation, generator, alternator, tower, transformer, tail, wire, inverter, batteries, guy wire or other component used in the system.

**Wind Energy System Rotor Diameter:<sup>216</sup>**

The cross sectional dimension of the circle swept by the rotating blades.

**Wind Energy System Total Height:<sup>217</sup>**

The vertical distance from ground level to the tip of a wind generator vane or blade when the tip is at its highest point.

**Wind Generator:<sup>218</sup>**

Blades and associated mechanical and electrical conversion components mounted on top of the tower.

**Wind Tower:<sup>219</sup>**

The monopole, freestanding, or guyed structure that supports a wind generator.

**Winery, Commercial:<sup>220</sup>**

An establishment with facilities for manufacturing and bottling wine for sale on-site or through wholesale or retail outlets in accordance with a valid Class 3 manufacturing license from the State of Maryland. A commercial winery is a winery that does not meet the definition of a Farm Winery. Accessory uses may include wine tasting rooms at which wine tasting occurs, accessory food sales related to wine tasting, and the sale of wine produced on site. The area for wine tasting, accessory food sales related to the wine tasting, and sales wine produced on-site shall not exceed 25 percent of the area of the structures located at the and being used for manufacturing and bottling.

**Winery, Farm:<sup>221</sup>**

An establishment located on a farm with a producing vineyard, orchard, or similar growing area which may have facilities for fermenting, processing, bottling, packaging,

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215 Revision 16, definition added 6/16/09 (RZ-09-004/ORD-09-04)  
216 Revision 16, definition added 6/16/09 (RZ-09-004/ORD-09-04)  
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220 Revision 17, definition added 4/23/13 (RZ-12-002/ORD-2013-13)  
221 Revision 17, definition added 4/23/13 (RZ-12-002/ORD-2013-13)