

Tilghman Island Inn

Property Information.

Zoning: VC-CA

(a)

Village Center — VC.

[1]

The Village Center District provides for low- or moderate-intensity residential and commercial uses. This district may contain a mixture of residential, commercial, and maritime/agricultural service uses within and near existing rural development centers. The commercial uses serve village residents and those in the vicinity. Development is directed to this district so that more-rural areas' environment and natural resources are protected and preserved. These districts may have public water and/or sewer service and relatively small lots and higher densities.

(b)

VC2.

[1]

The Village Center Hamlet District is characterized by low- or moderate-intensity residential and limited commercial uses. This district provides opportunities for primarily residential use, with limited compatible commercial services to serve the village residents. The commercial uses' scale and intensity shall comport with the existing development pattern. Residential and suitable commercial development is directed to this district so that the more-rural areas' environment and natural resources are protected and preserved. These districts may have public water and/or sewer service with relatively small lots and higher densities.

(c)

VC1.

[1]

The Village Center Residential District provides for low- or moderate-density residential use. Residential development is directed to this district so that more-rural areas' environment and natural resources are protected and preserved. These districts may have public water and/or sewer service; however, services should not be the basis for new development inconsistent with the existing scale or character.

(d)

Development in all VC Districts shall:

[1]

Maintain and, whenever possible, improve the quality of runoff and groundwater entering the Chesapeake Bay and its tributaries;

[2]

Maintain, to the extent practical, existing areas of natural habitat;

[3]

Accommodate additional low- or moderate-intensity residential development if such development conforms to this chapter's water quality and habitat protection criteria; and

[4]

Maintain an average lot size of two acres or less.

(e)

Average lot size may be increased through a waiver petition if approved by the Planning Commission. The Planning Commission must find that a larger average lot size will result in a better site design or is necessary due to the site's physical constraints.

B.

Density and bulk requirements for the RC, RR, TC, TR and VC, VC-1 and VC-2 Districts. [Amended 2-28-2012 by Bill No. 1214, effective 4-28-2012; 8-9-2016 by Bill No. 1347, effective 11-12-2016]

Site Information

Boat Slips: 21

Potable Water: 4" on site well.

Wastewater/Sewer: Off site

Property Taxes: According to Talbot County the annual taxes are \$7,716.51

Acreage: 5+/-

Condominium: The facility is comprised of 20 condo units, each taxed individually.

BOOK: 2514 PAGE: 220

HUD-1 ADDENDUM

Property ID

05-180996

05-198795

05-191289

05-191297

05-191300

05-191319

05-191432

05-191386

05-192781

05-192803

05-192811

05-192838

05-192846

05-191726

05-192854

05-192862

05-192870

05-191378

05-192889

05-192897

05-192900

מסמך זה נכנס לתוקף ב-15/01/2014, ויש להשתמש בו לצורך תשלום המס. המסמך נמצא באתר האינטרנט של משרד המיסים.