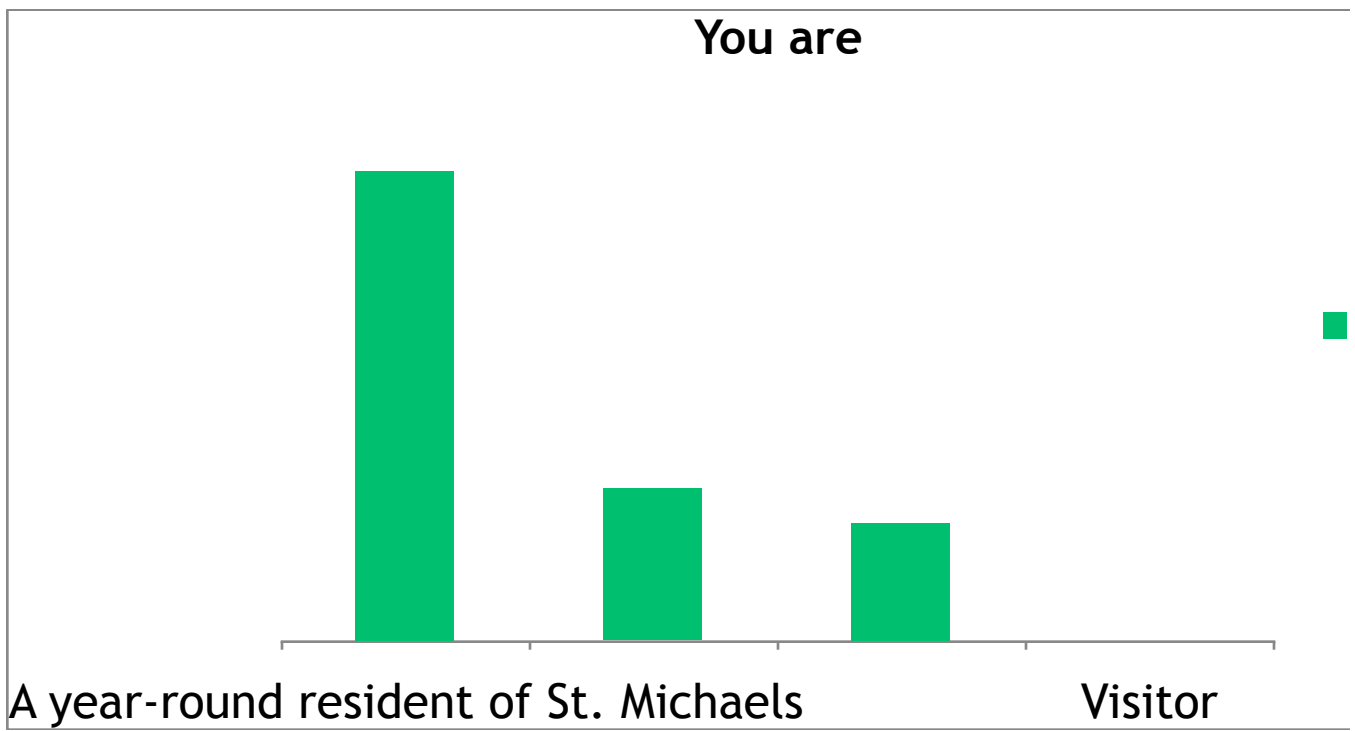


St. Michaels Zoning Survey			
You are			
Answer Choices	Responses	Paper	
A year-round resident of St. Michaels	63.23%	98	52
A part-time resident of St. Michaels (vacationer)	20.65%	32	25
Talbot County resident	16.13%	25	9
Visitor	0.00%	0	0
	Answered	155	86
	Skipped	2	



Total
150
57
34
0

Responses

St. Michaels Zoning Survey			
Completing the survey for another person? If so, list your relationship to the pers			
Answered	42		
Skipped	115		
Respondents	Response Date	Responses	Tags
1	Apr 01 2019 09	N/A	
2	Mar 29 2019 08	No	
3	Mar 28 2019 06	No	
4	Mar 07 2019 09	na	
5	Feb 28 2019 05	n/a	
6	Feb 19 2019 01	N/A	
7	Feb 18 2019 03	self	
8	Feb 11 2019 03	No, for self only	
9	Jan 30 2019 04	self	
10	Jan 27 2019 03	NA	
11	Jan 27 2019 11	N/A	
12	Jan 24 2019 10	no	
13	Jan 21 2019 02	No	
14	Jan 21 2019 09	self	
15	Jan 20 2019 04	No	
16	Jan 20 2019 03	no	
17	Jan 19 2019 02	no	
18	Jan 15 2019 09	no	
19	Jan 12 2019 09	no	
20	Jan 09 2019 08	Wife	
21	Jan 09 2019 07	no	
22	Jan 09 2019 12	Paper	
23	Jan 09 2019 11	Completing for myself and my spouse.	
24	Jan 08 2019 10	No	
25	Jan 08 2019 04	n/a	
26	Jan 08 2019 02	no	
27	Jan 07 2019 09	no	
28	Jan 07 2019 11	NO	
29	Jan 06 2019 02	No	
30	Jan 06 2019 11	none	
31	Jan 05 2019 05	No	
32	Jan 05 2019 04	daughter	
33	Jan 05 2019 02	No	
34	Jan 05 2019 10	No	
35	Jan 05 2019 10	No	

36	Jan 04 2019 09	Self	
37	Jan 04 2019 05	Personal reponses	
38	Jan 04 2019 03	no one	
39	Jan 04 2019 02	no	
40	Jan 04 2019 02	no	
41	Jan 04 2019 01	No	
42	Jan 04 2019 01	n/a	

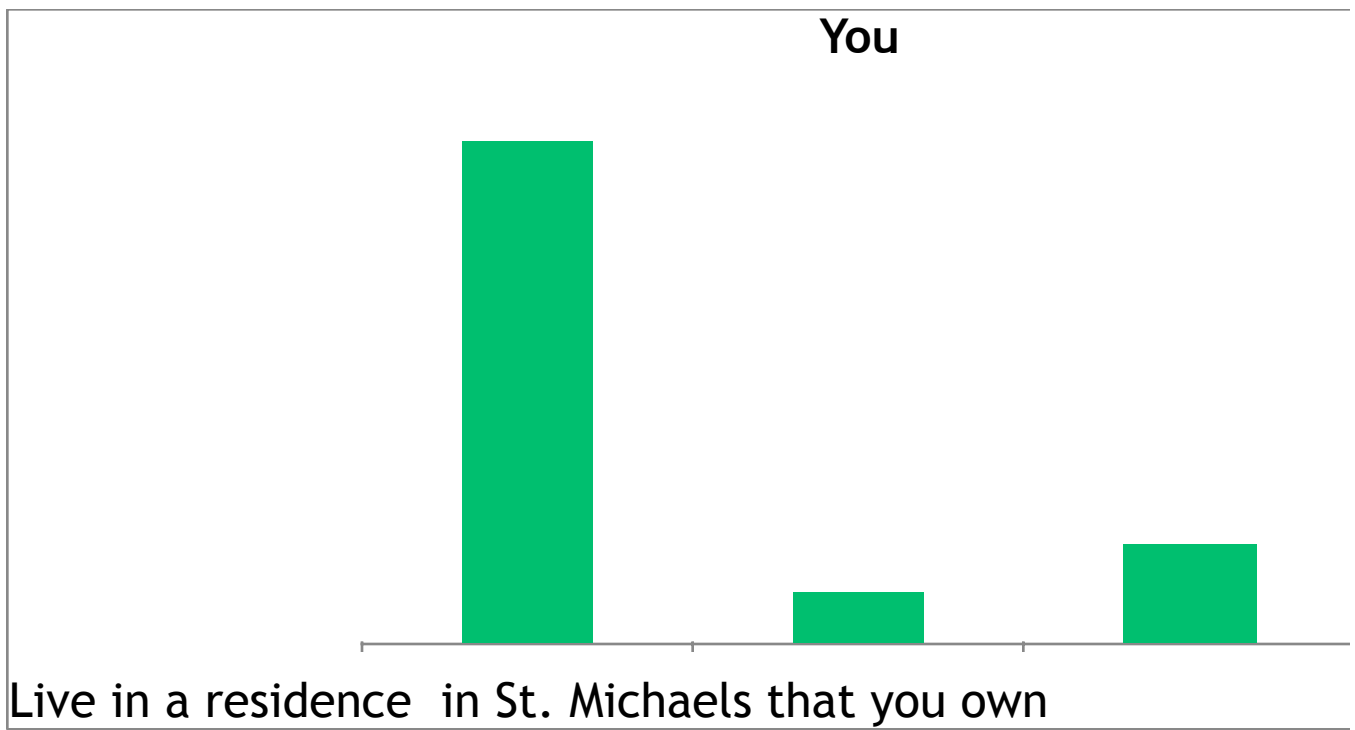
St. Michaels Zoning Survey		
You		
Answer Choices	Responses	
Own one or more residential properties in St. Michaels	75.48%	117
Own or operate one or more businesses in St. Michaels	9.03%	14
All of the above	6.45%	10
None of the above	9.03%	14
	Answered	155
	Skipped	2



Paper	Total
71	188
8	22
3	13
2	16
94	



St. Michaels Zoning Survey			
You			
Answer Choices	Responses	Paper	
Live in a residence in St. Michaels that you own	77.12%	118	70
Rent a residence in St. Michaels	7.84%	12	1
Do not live in St. Michaels	15.03%	23	13
	Answered	153	84
	Skipped	4	



Total
188
13
36

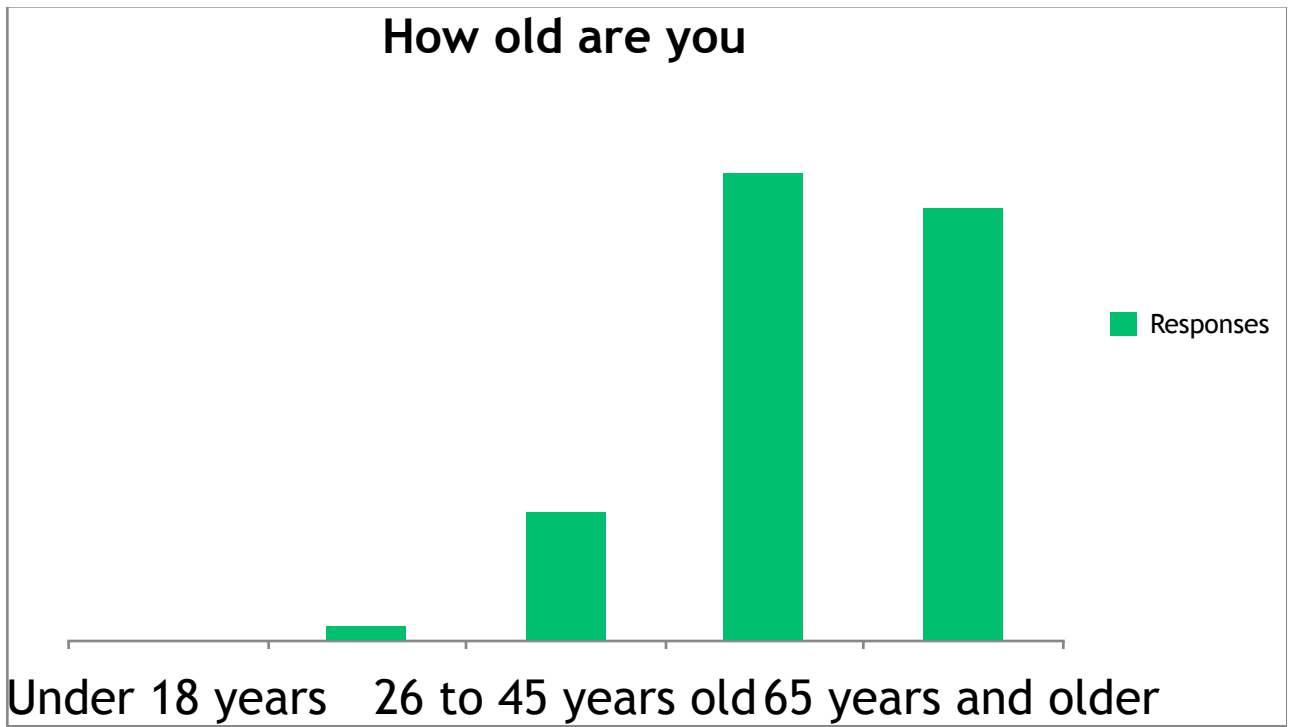


St. Michaels Zoning Survey			
In what town and state do you live?			
Answered	113		
Skipped	44		
Respondents	Response Date	Responses	Tags
1	Apr 02 2019 01	Coral Gables, FL	
2	Apr 01 2019 09	See 4	
3	Mar 29 2019 12	Domiciled in Venice, Florida	
4	Mar 29 2019 10	St. Michaels, MD	
5	Mar 29 2019 09	Great Falls, Va	
6	Mar 29 2019 08	Saint Michaels, Maryland	
7	Mar 28 2019 06	St. Michaels, MD	
8	Mar 28 2019 02	St. Michaels	
9	Mar 07 2019 09	St. Michaels, MD	
10	Feb 28 2019 05	Bethesda, MD	
11	Feb 19 2019 01	St. Michaels	
12	Feb 19 2019 11	Saint Michaels, MD	
13	Feb 18 2019 03	Royal Oak, MD	
14	Feb 17 2019 11	St. Michael's	
15	Feb 16 2019 11	St Michaels, MD	
16	Feb 11 2019 03	St Michaels, MD	
17	Feb 11 2019 07	St. Michaels Maryland	
18	Feb 10 2019 04	St. Michaels, MD	
19	Feb 10 2019 08	Brookeville, Md	
20	Feb 08 2019 01	St. Michaels Maryland	
21	Feb 08 2019 11	Bethesda, MD	
22	Feb 05 2019 02	St. Michaels Maryland	
23	Feb 04 2019 09	Hockessin DE	
24	Jan 31 2019 09	St. Michaels, MD	
25	Jan 30 2019 04	Royal Oak, Md Talbot County	
26	Jan 29 2019 05	Dumfries, VA	
27	Jan 28 2019 10	Royal oak Maryland	
28	Jan 28 2019 09	Royal oak, md	
29	Jan 27 2019 03	Easton,MD	
30	Jan 27 2019 02	Rio Vista, Talbot County MD	
31	Jan 26 2019 01	Royal Oak	
32	Jan 25 2019 02	St Michaels, MD	
33	Jan 24 2019 10	Easton, MD	
34	Jan 23 2019 07	Saint Michaels, Maryland	
35	Jan 21 2019 02	St. Michaels, MD	

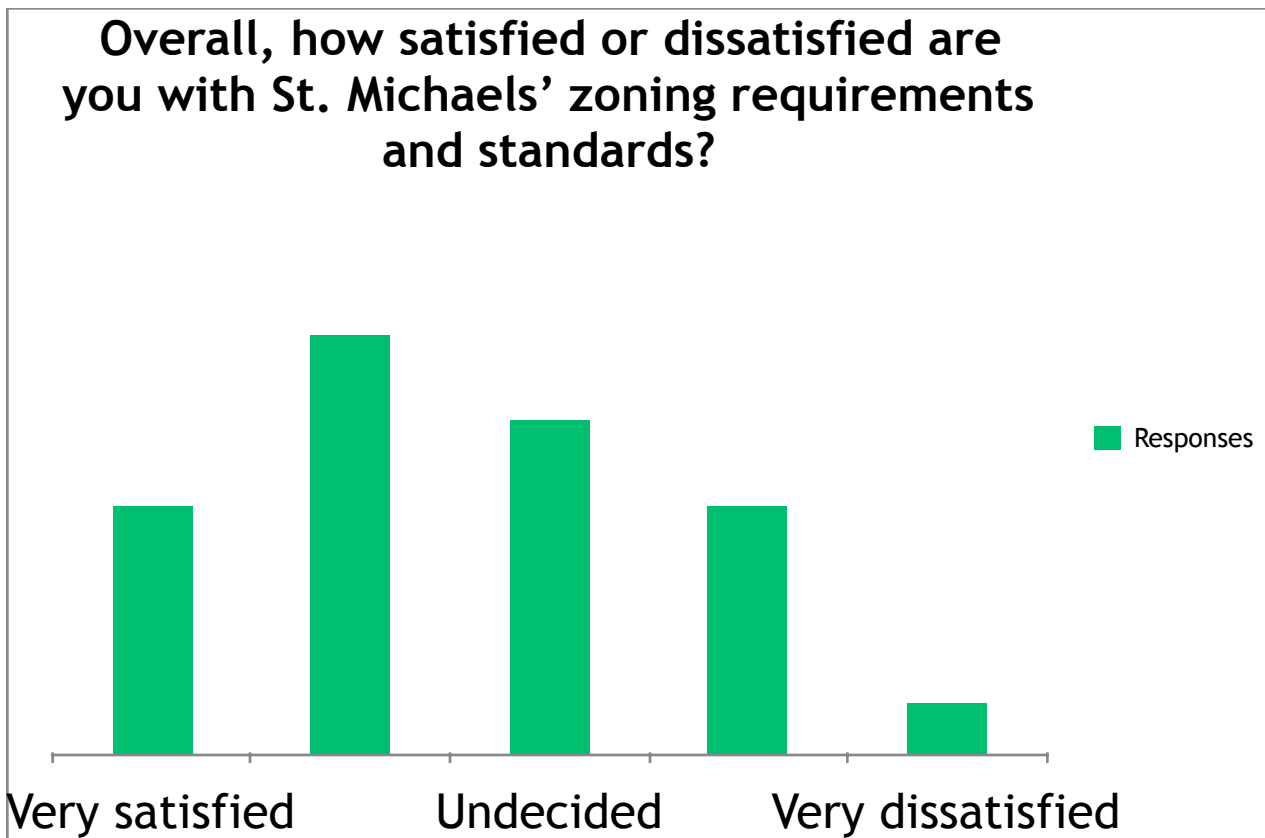
36	Jan 21 2019 09	st michaels md	
37	Jan 20 2019 04	St. Michaels, MD	
38	Jan 20 2019 03	Royal Oak, MD	
39	Jan 19 2019 07	Saint Michaels, MD	
40	Jan 19 2019 03	St. Michaels	
41	Jan 19 2019 02	St. Michaels, MD	
42	Jan 17 2019 04	Easton, MD	
43	Jan 15 2019 09	St Michaels, MD	
44	Jan 14 2019 02	St Michaels, MD	
45	Jan 13 2019 11	St. Michaels, MD	
46	Jan 12 2019 04	Frederick, md	
47	Jan 12 2019 09	Edgewater, MD	
48	Jan 11 2019 12	Malvern, PA	
49	Jan 10 2019 10	Potomac, MD	
50	Jan 10 2019 07	Washington, DC	
51	Jan 10 2019 12	New Jersey	
52	Jan 09 2019 08	St Michaels	
53	Jan 09 2019 07	Baltimore, MD	
54	Jan 09 2019 05	Rockville, MD	
55	Jan 09 2019 12	St. Michaels MD	
56	Jan 09 2019 11	Saint Michaels, MD	
57	Jan 09 2019 09	Dallas texas	
58	Jan 08 2019 10	Baltimore, MD	
59	Jan 08 2019 09	St Michaels	
60	Jan 08 2019 04	St. Michael's	
61	Jan 08 2019 02	St. Michaels	
62	Jan 08 2019 12	easton	
63	Jan 08 2019 12	Towson and st michaels	
64	Jan 07 2019 09	St. Michael's, MD	
65	Jan 07 2019 08	Arlington, VA	
66	Jan 07 2019 01	St Michael's MD	
67	Jan 07 2019 08	St. Michaels md.	
68	Jan 07 2019 07	Clarksville, Maryland	
69	Jan 06 2019 05	St Michaels Maryland outside corporate	
70	Jan 06 2019 02	Gwynedd Valley, PA	
71	Jan 06 2019 01	St. Michaels MD	
72	Jan 06 2019 12	St. Michaels, MD	
73	Jan 06 2019 11	St. Michaels, MD	
74	Jan 06 2019 11	St. Michaels	
75	Jan 06 2019 09	see 4 above. St.Michaels. MD	
76	Jan 05 2019 05	St Michaels	
77	Jan 05 2019 04	Easton MD	
78	Jan 05 2019 03	Saint Michaels, MD	

79	Jan 05 2019 12	McDaniel		
80	Jan 05 2019 12	Saint Michaels, Md		
81	Jan 05 2019 12	Saint Michaels MD		
82	Jan 05 2019 10	St Michaels MD		
83	Jan 05 2019 10	St. Michaels		
84	Jan 05 2019 10	St. Michaels, MD		
85	Jan 05 2019 09	Monrovia MD		
86	Jan 05 2019 09	Baltimore MD		
87	Jan 05 2019 07	Washington, DC		
88	Jan 05 2019 06	Saint Michaels MD		
89	Jan 04 2019 09	Saint Michaels, MD		
90	Jan 04 2019 09	St. Michaels & Jupiter, FL		
91	Jan 04 2019 07	Easton, MD		
92	Jan 04 2019 05	St. Michaels, MD		
93	Jan 04 2019 05	St. Michaels, MD		
94	Jan 04 2019 04	Mt. Pleasant St. Michaels		
95	Jan 04 2019 04	St Michaels, MD		
96	Jan 04 2019 04	St. Michaels, MD		
97	Jan 04 2019 04	Kensington, MD		
98	Jan 04 2019 04	Saint Michaels md		
99	Jan 04 2019 03	Saint Michaels Marland		
100	Jan 04 2019 03	Address is St. Michaels, but live outside		
101	Jan 04 2019 03	St Michaels, md		
102	Jan 04 2019 03	St. Michaels, MD		
103	Jan 04 2019 02	St. Michaels, MD		
104	Jan 04 2019 02	Full time Camp Hill, PA part-time St. Mic		
105	Jan 04 2019 02	St Michaels		
106	Jan 04 2019 02	St. Michaels md		
107	Jan 04 2019 01	Royal Oak, Maryland		
108	Jan 04 2019 01	Saint Michaels, MD		
109	Jan 04 2019 01	Saint Michaels, MD		
110	Jan 04 2019 01	Vienna, VA		
111	Jan 04 2019 01	Md		
112	Jan 04 2019 01	n/a		
113	Jan 04 2019 01	I live within a mile of the St. Michaels to		

St. Michaels Zoning Survey				
How old are you				
Answer Choices	Responses		Paper	Total
Under 18 years	0.00%	0	0	0
19 to 25 years old	1.30%	2	0	0
26 to 45 years old	12.34%	19	6	25
46 to 64 years old	44.81%	69	27	86
65 years and older	41.56%	64	42	106
	Answered	154	75	
	Skipped	3		



St. Michaels Zoning Survey		
Overall, how satisfied or dissatisfied are you with St. Michaels' zoning requirements		
Answer Choices	Responses	
Very satisfied	19.08%	29
Somewhat satisfied	32.24%	49
Undecided	25.66%	39
Somewhat dissatisfied	19.08%	29
Very dissatisfied	3.95%	6
	Answered	152
	Skipped	5



Paper	Total
15	44
30	79
14	53
17	46
8	14
84	

St. Michaels Zoning Sur

Comment on question 7:

Answered **89**

Skipped **68**

Respondents Response Date

1	Apr 01 2019 09
2	Mar 31 2019 01
3	Mar 29 2019 09
4	Mar 29 2019 08
5	Mar 28 2019 06
6	Mar 28 2019 03
7	Mar 07 2019 09
8	Feb 28 2019 05
9	Feb 19 2019 01
10	Feb 18 2019 03
11	Feb 17 2019 11
12	Feb 16 2019 05
13	Feb 11 2019 07
14	Feb 10 2019 08
15	Feb 08 2019 01
16	Feb 08 2019 11
17	Feb 05 2019 02
18	Jan 29 2019 05
19	Jan 28 2019 09
20	Jan 27 2019 03
21	Jan 27 2019 02
22	Jan 26 2019 01

23	Jan 25 2019 02
24	Jan 24 2019 10
25	Jan 24 2019 02
26	Jan 23 2019 07
27	Jan 21 2019 02
28	Jan 21 2019 09
29	Jan 20 2019 08
30	Jan 20 2019 04
31	Jan 20 2019 03
32	Jan 19 2019 07
33	Jan 19 2019 02
34	Jan 17 2019 04
35	Jan 16 2019 08
36	Jan 14 2019 02
37	Jan 13 2019 11
38	Jan 12 2019 03
39	Jan 12 2019 09
40	Jan 10 2019 10
41	Jan 09 2019 07
42	Jan 09 2019 05
43	Jan 09 2019 12
44	Jan 09 2019 11
45	Jan 08 2019 10
46	Jan 08 2019 09
47	Jan 08 2019 04
48	Jan 08 2019 12
49	Jan 07 2019 09
50	Jan 07 2019 02
51	Jan 07 2019 12
52	Jan 07 2019 10
53	Jan 07 2019 08
54	Jan 07 2019 07
55	Jan 06 2019 02
56	Jan 06 2019 11

57 Jan 06 2019 11

58 Jan 06 2019 11

59 Jan 06 2019 09

60 Jan 05 2019 12

61 Jan 05 2019 12

62 Jan 05 2019 10

63 Jan 05 2019 10

64 Jan 05 2019 09

65 Jan 05 2019 09

66 Jan 05 2019 06

67 Jan 04 2019 09

68 Jan 04 2019 09

69 Jan 04 2019 07

70 Jan 04 2019 07

71 Jan 04 2019 05

72 Jan 04 2019 04

73 Jan 04 2019 04

74 Jan 04 2019 04

75 Jan 04 2019 04

76 Jan 04 2019 04

77 Jan 04 2019 03

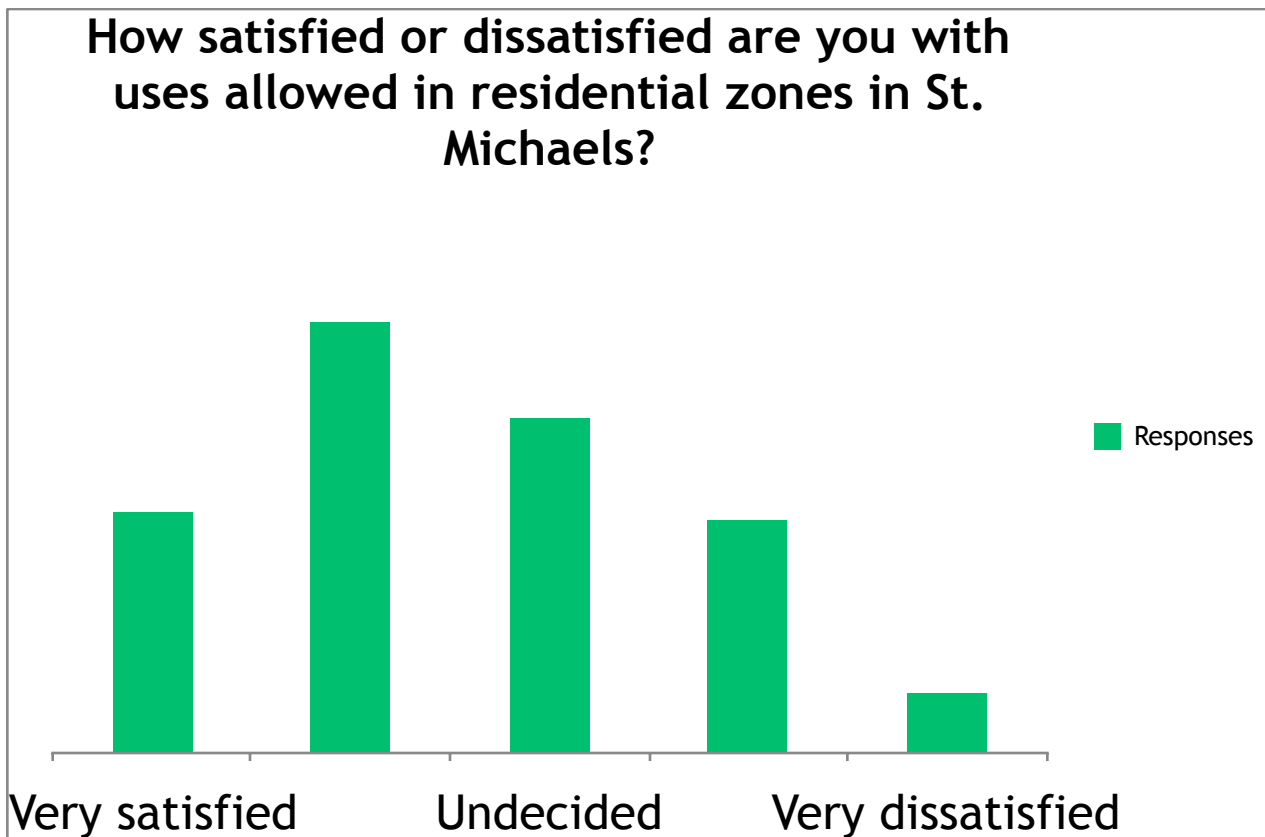
Most zoning is good, but some is over-bearing
Need to allow more uses and short term rentals. Town needs to support GROWTH to support existing businesses and vacant storefronts
They are loose and open to interpretation.
N/A
Zoning codes should not be open to interpretation; they should be black and white and enforced as such. If variances are required for people to do business or live comfortable, the code needs to be rewritten.
A town this size has no realistic need for as many zones as we have. this micromanagement is not an appropriate governmental function
It is not easy to access zoning requirements and decisions regarding zoning. More information should be made available online
don't know most of them
Would like to see modern updates.
Number of commercial properties
no
Need to look at short term rentals in private properties
My knowledge of the code is limited.
Not aware
Either we are an historic district, or we are not. It takes diligence to maintain the necessary restrictions.
Not familiar with them
I am not happy with the 35 foot height restriction. I believe it could be higher. Not 60 ft. but higher. I would like to do a brick patio out back of my home and was told I can't. otherwise I like that we have some consistency in town.
I do think that certain relatively minor exterior changes should not need to be approved by the city. These items might include lighting, window, doors, etc.
We cannot rent our house to friends or others for less than a 4 month period.
None
Only lived here since May so no idea
Satisfied - between "very" and "somewhat."
No
Too many restrictions
n/a
We have owned our home since 1988 and pd over \$100000 in property taxes ..we are not vacationers
Some benefits and some negatives to trying to maintain charm
Application of current zoning rules do not appear to be equally applied and variance application process unevenly applied.
COULD BE A LITTLE MORE FLEXIBLE
I strongly oppose the size new gas station across from the swimming pool.
something needs to be done about airb&b rentals
Will be full time resident soon...very happy with town as is.
None
STRs, Signage

The S. M. Zoning regulations are arbitrary because they are poorly written and have been amended so many times they are nearly meaningless
short term rental zoning is too limited and does not meet the current environment for a tourist town like St Michaels
we miss the ability to walk or drive to the village on weekends because of the outrageous influx of tourists. We mis counting on a parking place in front of our home if we dare take the car out on wkends.
Have yet to participate in any zoning issues with our property
Appearance of entries/exits to Town are very poor.
Haven't really thought about it until now.
Concerned about future development and existing restrictions or lack of
Have to say we are not familiar with the current zoning requirements and standards seem reasonable and appropriate
I do not know enough about the zoning rules to comment on all of them but neighbors and friends have complained about problems. For instance, a friend has an alley in the middle of two properties they own. They built a house on one. They want to build a small barn in the adjacent property but because it is an accessory structure it is not allowed because of the alley owned by the city. The alley is not visible. This rule seems out of date and needs to be changed. Common sense should be used in developing new rules.
Too restrictive; not open to individual needs
I believe the regulations to be onerous, limiting the ability of young families to live affordably within the city limits. We need more young families as they add fresh ideas, vibrancy and joy to our lives. I think interest in having more temporary housing is worrbwhile, as vacation homes are often underutilized. Services like Air B&B are of interest to multiple generations. Owners should be allowed to rent rooms or rooms in their homes on a daily and/short term basis. That is the norm for today. We came by boat for 20 years, but now that boating is declining, the vibrancy of the town in the evening has diminished. While I certainly understand why residents don't want a bunch of loud drunks sauntering through the neighborhoods, having venues for live music on weekends would keep visitors out spending their money. The retail seems to have diminished somewhat. The people of St. Michaels amaze me volunteering in museums, organizing events to bring visitors & create livelihood for residents. If homeowners need to elevate due to flood plain, that type of maintenance and improvement should be allowed. Dated regulations, especially those that impede correcting what was an unanticipated need to preserve a historic structure should be modified.
Town does not follow current Comprehensive Plan. Who will enforce the Plan?
It is inconsistent and unfair.
Antiquated and insufficient code
current zoning SUCKS
enforcement is the bigger issue
Afraid of over development and safety of the community.
The planned development at the entrance of St. Michaels will spoil the character of the town
Zoning limits my business
Modern Zoning regulations overlaid on Historic District properties have little or no relationship to the historic character of the neighborhoods requiring a variance or special exception for almost everything.

I live on Mitchell St. Have had many complaints due to loud music coming from Perry Cabin in the evenings from 6-10pm. I call police and they can do nothing because the parties have a permit given by the town. It is horrible to be stuck in my home for those hours listening to the bang of drums and loud music inside my home. I even hear the announcer in between sets besides every word that is sung! The vibrations are terrible in this direct path. My home is 1 mile from the source.
New gas station was a mistake
I wish there were more town code/policy emphasis on in-fill affordable residential development. Currently the town seems segregated by socioeconomic status creating low-income neighborhoods that do not serve the town or its residents well.
n/a
It is very confusing and seems to be interpreted differently by different people.
It is difficult to get accurate info regarding approval for variances.
A total review is certainly needed. The town goals in the comp plan have changed a lot over the last two revisions. The complete reversal of thoughts about auxiliary housing structures is an example.
zoning requirements are too strict
More Vacation Rentals are needed
Too restrictive on signage to promote businesses
n/a
Seems to be working fine.
Only lives here since May, no idea
I don't know enough to have an opinion. Other than get irritated when someone buys a property, conform to current zoning rules and people come out of the woodwork to oppose.
Incomplete attention to drainage.
People were so against the filling station by Higgins & Spenser looks. What about 947 Talbot Street. Truck plays parked that's an eyesore for tourists entering town. Filling station an improvement.
Too restrictive on businesses and homeowners on improvements
Many issues which hopefully will be resolved in the new code
Dissatisfied of issues I am aware of re standards. Need to be more well informed to answer
Not sure, haven't had a lot of experience appealing for zoning permits, exceptions, etc.
Wish we could rent our St. Michaels property
Is not consistent between economic divides
Short term rental zoning is out dated and was spot zoned to only allow a select few to benefit from zoning.
A noise ordinance would help: No gasoline power tools Sat. after 6pm or on Sunday
In person
Please don't lose the charm of St. Michaels
Not sure, have difficulties putting my fence in - even tough it was code due to Sarah Abel, but fence did not violate the code...so not sure what issue was.
Inconsistent application of zoning rules, specifically fences in historic district
They should be more proactive than reactive.

The zoning districts are fine and shouldn't be changed. Better organization, clarification and eliminating conflicts should be the focus.
Poor zoning for St. Michaels Pointe (was "Big Al's")
HDC makes process too difficult
Went through a lot of hardships to get an addition for our handicap son
Allow for renting of commercial zone properties for rental for people who work in town
If space is available for accessory dwelling should be permitted in-law apartment
St. Michaels had a reputation of workable solutions; now it is known as the town that creates roadblocks-- lacking reason...too many restrictions
Seek equal enforcement
Generally fairly administered, although some standards seem a bit lax, others a bit onerous.
Prefer stricter requirements for commercial and residential growth.
Some people express problems with zoning. I have not had any problems
Very confusing as to who can do accessory dwellings and who can or cannot do rentals
I believe there are too many building limitations and restrictions
We have owned our home since 1998 and paid over \$100,000 in real estate taxes over 20 years to be classified as a vacationer is nonsense. Non full-time residents should be represented on town council, we pay the town bills and yet are ignored time and again by the town council, stooped stuff, if the majority of your tax payers are weekenders why tuesday trash pickup and fine if it is out early?
Past few years it has been very difficult to work with zoning/permits/Town Office for the betterment of commercial/residential in St. Michaels
I'd like me leeway into what I can use my residence for. Over all, I'm satisfied with the rest
I love our town!!!
Signage and landscaping could be a little less strict
Problem is not the code. Enforcement is the problem.
It will take a separate letter. This space allows for very little "comment" The incremental value of questions is not in a logical order. I am available for questioning. Julie Hart 717-433-0801

St. Michaels Zoning Survey			
How satisfied or dissatisfied are you with uses allowed in residential zones in St. Michaels?			
Answer Choices		Responses	Paper
Very satisfied	18.54%	28	22
Somewhat satisfied	33.11%	50	24
Undecided	25.83%	39	16
Somewhat dissatisfied	17.88%	27	22
Very dissatisfied	4.64%	7	5
	Answered	151	89
	Skipped	6	



Total
50
74
55
49
12

St. Michaels Zoning Sur

What uses not currently a

Answered **82**

Skipped **75**

Respondents	Response Date
1	Apr 02 2019 01
2	Apr 01 2019 09
3	Mar 29 2019 10
4	Mar 29 2019 09
5	Mar 29 2019 08
6	Mar 28 2019 06
7	Mar 28 2019 05
8	Mar 28 2019 03
9	Mar 28 2019 02
10	Mar 07 2019 09
11	Feb 28 2019 05
12	Feb 18 2019 03
13	Feb 17 2019 11
14	Feb 11 2019 07
15	Feb 10 2019 04
16	Feb 10 2019 08
17	Feb 08 2019 01
18	Feb 08 2019 11
19	Jan 29 2019 05
20	Jan 24 2019 10
21	Jan 24 2019 02
22	Jan 21 2019 02
23	Jan 21 2019 09
24	Jan 20 2019 03
25	Jan 19 2019 03
26	Jan 19 2019 02
27	Jan 16 2019 08
28	Jan 14 2019 02
29	Jan 13 2019 06
30	Jan 13 2019 11
31	Jan 12 2019 04

32	Jan 12 2019 03
33	Jan 12 2019 09
34	Jan 09 2019 07
35	Jan 09 2019 12
36	Jan 09 2019 11
37	Jan 08 2019 10
38	Jan 08 2019 09
39	Jan 08 2019 04
40	Jan 08 2019 02
41	Jan 08 2019 12
42	Jan 07 2019 09
43	Jan 07 2019 08
44	Jan 07 2019 02
45	Jan 07 2019 12
46	Jan 07 2019 07
47	Jan 06 2019 05
48	Jan 06 2019 02
49	Jan 06 2019 11
50	Jan 06 2019 11
51	Jan 06 2019 11
52	Jan 06 2019 09
53	Jan 05 2019 08
54	Jan 05 2019 07
55	Jan 05 2019 05
56	Jan 05 2019 04
57	Jan 05 2019 03
58	Jan 05 2019 12
59	Jan 05 2019 12
60	Jan 05 2019 10
61	Jan 05 2019 10
62	Jan 05 2019 10
63	Jan 05 2019 09
64	Jan 05 2019 07
65	Jan 05 2019 06

66	Jan 04 2019 09
67	Jan 04 2019 07
68	Jan 04 2019 05
69	Jan 04 2019 04
70	Jan 04 2019 04
71	Jan 04 2019 04
72	Jan 04 2019 03
73	Jan 04 2019 03
74	Jan 04 2019 02
75	Jan 04 2019 01
76	Jan 04 2019 01
77	Jan 04 2019 01
78	Jan 04 2019 01
79	Jan 04 2019 01
80	Jan 04 2019 01
81	Jan 04 2019 01
82	Dec 29 2018 08

Paper

As of 2/4/19

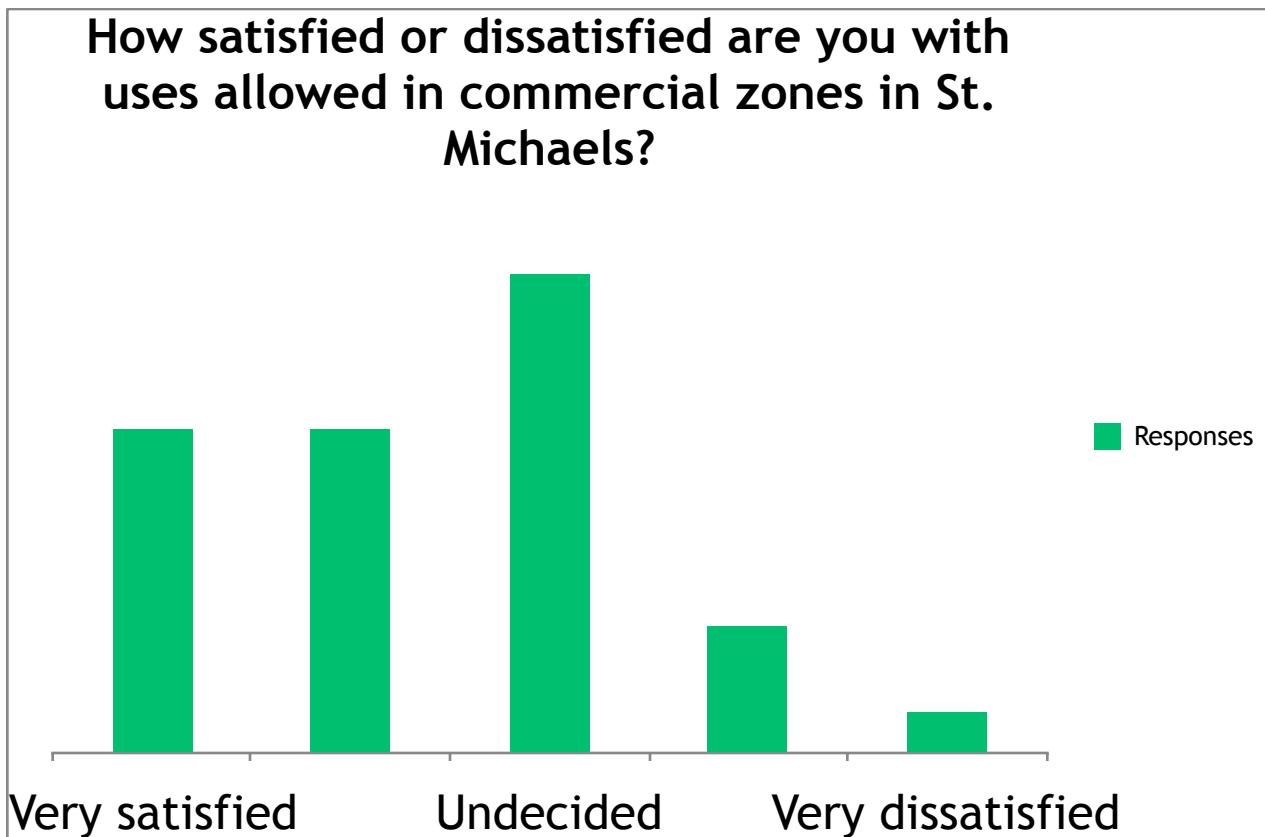
	3/4/19
	4/4/19

Not familiar with them
I would like the ability to VRBO if I want for a few weeks in the summer
rental restrictions should be loosened
na
Somewhere between "very" and "somewhat."
none that I can think of (would be helpful if you provided a drop-down menu with a list of potential options for this question)
Too many restrictions
AirBnB
Occupany of outbuildings
Weekly rentals are restricted to a very small area off chestnut st where the property seems to be owned by one or two people..everywhere else requires a 3 month rental..the reqt should be consistent ..say two weeks or a month
short term rentals
Allow boat lifts for homes located on San Domingo Creek
Restrictions on plumbing fixtures in accessory structures is unreasonably restrictive.
No boats, trailers, lawn mowing equipment let on the street overnight or at least more than a couple of days
None
Duplex housing
None
I believe all homeowners should be allowed STRs.
none - what is there should be clarified - people are getting away with non-approved usage
short term rental in primary residents
pretty loose as it stands now.
Some of the rule enforcement tactics in the past were overzealous.
NONE
Open more short term rentals
Eliminate the historic district or change the prohibitions
Short term rental
None..... I am more concerned about uses that are not allowed but are not enforced. Specifically, I am concerned with the lack of enforcement prohibiting AirBnB rentals.
I am concerned about short-term, BbB-type properties
Sublets or AirBnB type situations (don't know if this is currently allowed or disallowed).
No other uses
Chickens should be permitted on all reasonably sized lots.
?
Short term rental and accessory buildings
I am not familiar with most rules but one I have heard from neighbors is the guest house rule. Garages and accessory structures should be allowed to have a bathroom for guests. I believe this is currently not allowed. Also, we were told 6 foot privacy fences are not allowed in the historic district. We strongly believe this rule should be changed.

Air BnB, accessory structures should be allowed to expand residential options. Visitors want to be in the historic area. Families want a more private space for family or friends visiting. Renting an accessory structure creates income which contributes to the tax base.
Additional heights to accomodate raising homes.
Short-term rentals
garage apts or granny pads should be allowed for family use or LONG term rentals
None
Not permitted to sell anything at my BNB
no comment
none
Accessory dwelling units must be an option for residents who are, out of necessity and desire, bringing family members to live/retire with them.
none
not sure
Once again, changes in height requirements for auxilliary structures has been an issue
short term rentals for in town residences
Vacation Rentals
No rentals
accessory dwelling units
None. OK as is.
Accessory structures
Sensitive wetlands not be exploited commercially
Enforcement of short-term rentals. Allow more STR for full-time residents.
Guest homes
None!
Dissatisfied of issues I am aware of re standards. Need to be more well informed to answer
Not sure, so far appears ok
Short term rentals tend to raise noise levels and add to parking problems
Wish we could rent our St. Michaels property
Too many large homes
Short term rentals in R1 & R2. (B&Bs are dinosaurs need to open for air B&B type rental.
Time start work. Time stop work.
No issues
None. ie new gas station too large!!
The historic area and harbors of St. Michaels are its charm. They are fine and need to be protected as a major objective.
STRs should be allowed
I am totally opposed to lifting STRs in the historic district
None. Allowances should be tougher
Resident parking!
Prefer stricter requirements for commercial and residential growth.

Street parking is congested area should be for residents and their guests not for 12 hour restaurant employees Have 3 hr. time limits
A homeowner allowed to build accessory dwellings for their family overflow on their property. Occasional rental of property on vacation sites
More bike trails. you should extend the trail to the baseball fields
Rental regs should be consistent through town. No special district for ???
None. Eliminate air bnbs.
I'd like to run a business out of my home. Not a store, more like a personal warehouse/ba
None
Can't think of anything

St. Michaels Zoning Survey			
How satisfied or dissatisfied are you with uses allowed in commercial zones in St. Mic			
Answer Choices		Responses	Paper
Very satisfied	25.00%	38	11
Somewhat satisfied	25.00%	38	27
Undecided	36.84%	56	25
Somewhat dissatisfied	9.87%	15	9
Very dissatisfied	3.29%	5	3
	Answered	152	75
	Skipped	5	



Total
49
65
71
24
8

St. Michaels Zoning Sur

What uses not currently a

Answered **69**

Skipped **88**

Respondents Response Date

1 Apr 02 2019 01

2 Apr 01 2019 09

3 Mar 29 2019 10

4 Mar 29 2019 08

5 Mar 28 2019 06

6 Mar 28 2019 03

7 Mar 07 2019 09

8 Feb 28 2019 05

9 Feb 18 2019 03

10 Feb 17 2019 11

11 Feb 16 2019 11

12 Feb 11 2019 03

13 Feb 11 2019 07

14 Feb 10 2019 04

15 Feb 08 2019 01

16 Feb 05 2019 02

17 Jan 31 2019 09

18 Jan 29 2019 05

19 Jan 28 2019 09

20 Jan 24 2019 10

21 Jan 24 2019 02

22 Jan 21 2019 02

23 Jan 21 2019 09

24 Jan 20 2019 08

25 Jan 20 2019 04

26 Jan 20 2019 03

27 Jan 19 2019 07

28 Jan 19 2019 02

29 Jan 13 2019 11

30	Jan 12 2019 03
31	Jan 12 2019 09
32	Jan 09 2019 08
33	Jan 09 2019 07
34	Jan 09 2019 12
35	Jan 09 2019 11
36	Jan 08 2019 10
37	Jan 08 2019 09
38	Jan 08 2019 04
39	Jan 08 2019 02
40	Jan 07 2019 09
41	Jan 07 2019 07
42	Jan 06 2019 02
43	Jan 06 2019 11
44	Jan 06 2019 11
45	Jan 06 2019 11
46	Jan 06 2019 09
47	Jan 05 2019 07
48	Jan 05 2019 04
49	Jan 05 2019 12
50	Jan 05 2019 12
51	Jan 05 2019 10
52	Jan 05 2019 10
53	Jan 05 2019 09
54	Jan 05 2019 06
55	Jan 04 2019 09
56	Jan 04 2019 07
57	Jan 04 2019 07
58	Jan 04 2019 05
59	Jan 04 2019 04
60	Jan 04 2019 04
61	Jan 04 2019 04
62	Jan 04 2019 03
63	Jan 04 2019 02
64	Jan 04 2019 02
65	Jan 04 2019 01
66	Jan 04 2019 01

67	Jan 04 2019 01
68	Jan 04 2019 01
69	Dec 29 2018 08

Paper

As of 2/4/19

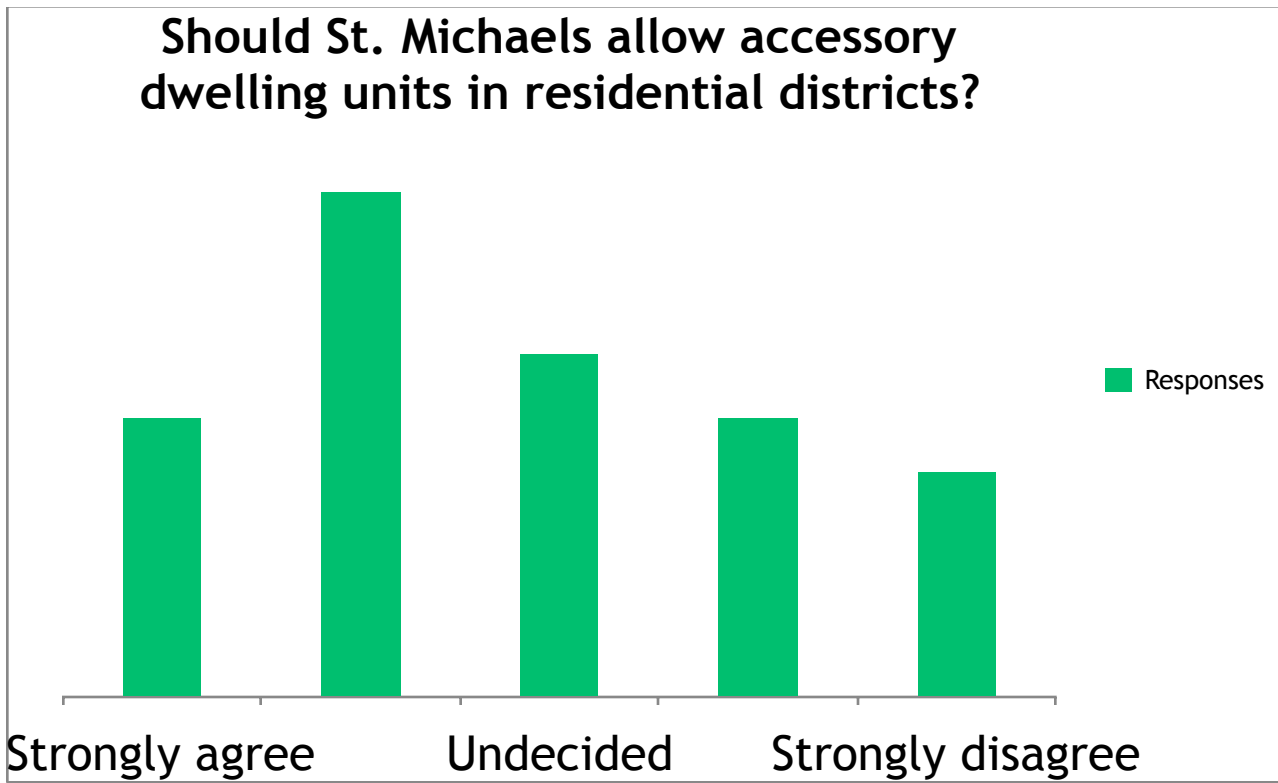
3/4/19

4/4/9

Not familiar with them
na
Cigar bar??
none
na
Again, "satisfied."
see previous response; would have been more helpful to have a list of potential options from which to choose as opposed to an open-ended question
More apartments allowed
n/a
case by case
no comment
None - please maintain no "chain" stores - help locals stay in business.
None
The signage issue needs to be addressed. Just look at Easton and no junk on the street and really nice wooden signs.
none
do not believe allowing short term rental in commercial is the answer to increase tourism in St Michaels.
would have to look/consider additions
NONE
Franchise restaurants, coffee shops, and other franchise types
Mandatory parking Requirements need to be changed, Additionally no impact fees on Commercial Construction should be charged or collected by St Michaels or talbot County
A limited number of food trucks operating off Talbot Street
Don't know.
Need to make sure they do not negatively impact on residential spaces
I think that some businesses have had restrictions on signage that seem irrelevant or petty.
Unfamiliar with rules.
I think signage regulations needs to be re-evaluated
Signage restrictions are excessive, and should be more conducive to helping businesses advertise goods, services, and events.
Invy
N/A
all commercial zoning should be equal
I do not know what is currently allowed
Na
no comment
I wish the town would be more proactive with more attractive streetscaping (through out town), business signage assistance, sidewalk maintenance, utility pole relocation, etc.
additional town parking
I own a business so my concerns are over signage, definitions of types of materials that can be used to make repairs to existing buildings
Not sure but I hope the noise ordinances are not tightened. The town needs to be allowed to hold events.

Grocery store
n/a
WOuld like to see more variety in stores, but I don't think it is a zoning issue
Accessory structures
Sensitive wetlands not be exploited commercially
Enforcement of short-term rentals. Allow more STR for full-time residents.
Guest homes
None!
Dissatisfied of issues I am aware of re standards. Need to be more well informed to answer
Not sure, so far appears ok
Short term rentals tend to raise noise levels and add to parking problems
Wish we could rent our St. Michaels property
Too many large homes
Short term rentals in R1 & R2. (B&Bs are dinosaurs need to open for air B&B type rental.
Time start work. Time stop work.
No issues
None. ie new gas station too large!!
The historic area and harbors of St. Michaels are its charm. They are fine and need to be protected as a major objective.
STRs should be allowed
I am totally opposed to lifting STRs in the historic district
None. Allowances should be tougher
Resident parking!
Prefer stricter requirements for commercial and residential growth.
Street parking is congested area should be for residents and their guests not for 12 hour restaurant employees Have 3 hr. time limits
A homeowner allowed to build accessory dwellings for their family overflow on their property. Occasional rental of property on vacation sites
More bike trails. you should extend the trail to the baseball fields
Rental regs should be consistent through town. No special district for ???
None. Eliminate air bnbs.
I'd like to run a business out of my home. Not a store, more like a personal warehouse/base of operat
None
Too many exceptions being made to code.
None. Some limitations needed on businesses that abut residential zones.

St. Michaels Zoning Survey				
Should St. Michaels allow accessory dwelling units in residential districts?				
Answer Choices	Responses	Paper	Total	
Strongly agree	17.11%	26	8	34
Agree	30.92%	47	16	63
Undecided	21.05%	32	20	52
Disagree	17.11%	26	9	35
Strongly disagree	13.82%	21	17	38
	Answered	152		
	Skipped	5		



St. Michaels Zoning Sur

Comment on question 13:

Answered **78**

Skipped **79**

Respondents Response Date

1 Apr 02 2019 01

2 Apr 01 2019 09

3 Mar 30 2019 08

4 Mar 29 2019 08

5 Mar 28 2019 06

6 Mar 28 2019 03

7 Mar 07 2019 09

8 Feb 28 2019 05

9 Feb 19 2019 08

10 Feb 18 2019 03

11 Feb 16 2019 11

12 Feb 11 2019 03

13 Feb 11 2019 07

14 Feb 10 2019 08

15 Feb 08 2019 01

16 Feb 08 2019 11

17 Feb 05 2019 02

18 Jan 31 2019 09

19 Jan 29 2019 05

20 Jan 28 2019 09

21 Jan 27 2019 02

22 Jan 27 2019 11

23 Jan 25 2019 02

24 Jan 24 2019 10

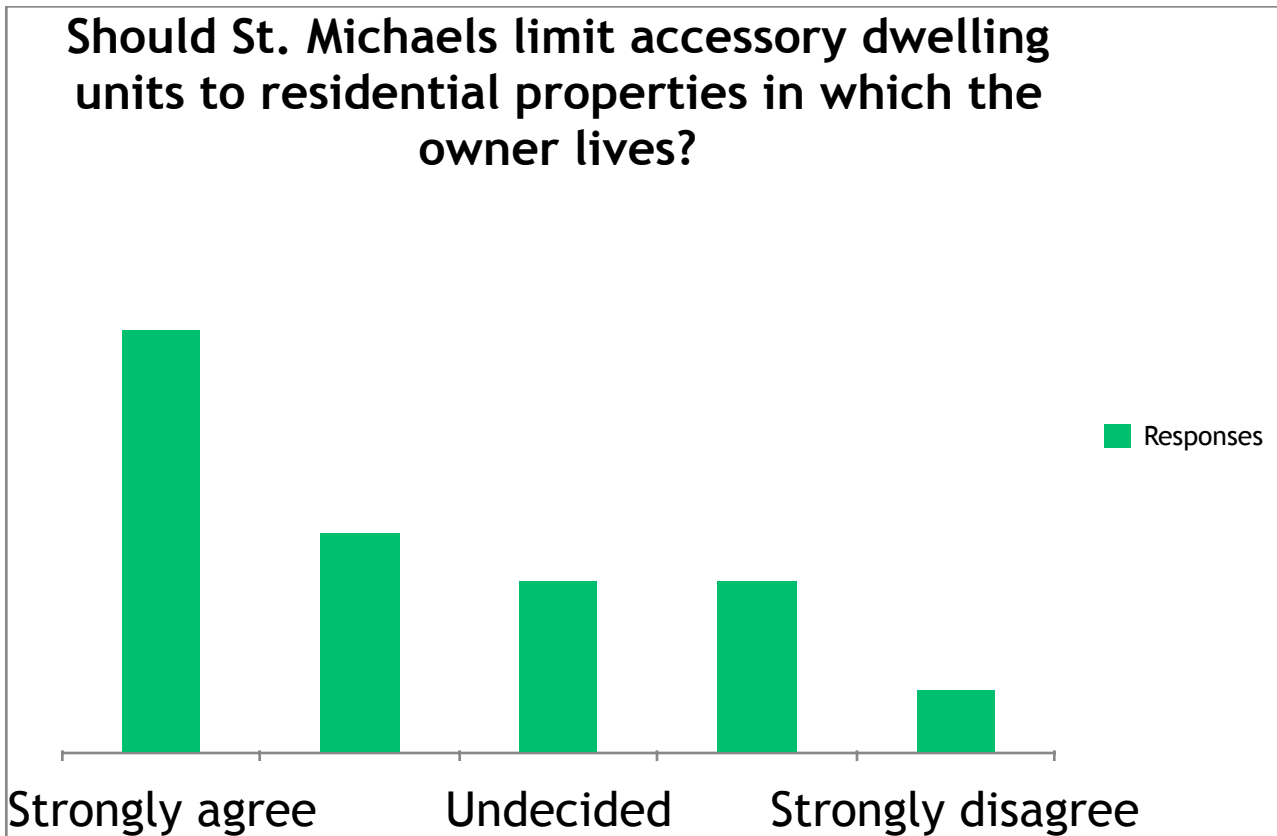
25	Jan 24 2019 02
26	Jan 23 2019 07
27	Jan 20 2019 08
28	Jan 20 2019 04
29	Jan 20 2019 03
30	Jan 19 2019 07
31	Jan 19 2019 02
32	Jan 16 2019 08
33	Jan 13 2019 11
34	Jan 12 2019 04
35	Jan 12 2019 03
36	Jan 12 2019 09
37	Jan 09 2019 07
38	Jan 09 2019 12
39	Jan 09 2019 11
40	Jan 08 2019 10
41	Jan 08 2019 09
42	Jan 08 2019 04
43	Jan 07 2019 09
44	Jan 07 2019 12
45	Jan 07 2019 08
46	Jan 07 2019 07
47	Jan 06 2019 05
48	Jan 06 2019 02
49	Jan 06 2019 12
50	Jan 06 2019 11
51	Jan 06 2019 11
52	Jan 05 2019 08
53	Jan 05 2019 04
54	Jan 05 2019 02
55	Jan 05 2019 12

56	Jan 05 2019 12
57	Jan 05 2019 12
58	Jan 05 2019 10
59	Jan 05 2019 10
60	Jan 04 2019 09
61	Jan 04 2019 09
62	Jan 04 2019 07
63	Jan 04 2019 05
64	Jan 04 2019 04
65	Jan 04 2019 04
66	Jan 04 2019 04
67	Jan 04 2019 03
68	Jan 04 2019 03
69	Jan 04 2019 03
70	Jan 04 2019 02
71	Jan 04 2019 02
72	Jan 04 2019 01
73	Jan 04 2019 01
74	Jan 04 2019 01
75	Jan 04 2019 01
76	Jan 04 2019 01
77	Jan 04 2019 01
78	Dec 29 2018 08
	Paper

They are inconsistent with the historical nature of the town and many lots are too small to have additional structure(s).
Assessory units should be limited to adults without a criminal background.
This should not be allowed unless there is a plan to address parking and other traffic considerations. Parking on the weekends during the summer is already a significant problem and adding accessory dwelling units will only increase the problem. Any additional units must be accompanied by infrastructure to support.
In towns all over America, people can either afford or not afford to live in a certain area; this is no different. The services, and taxes, only support so many people. Expanding will put a greater burden on the owners, not the renters of these accessory dwellings.
Very mportant to keep up with other small towns. We need workforce & senior housing. Plus affordable tourist accommodations.
Upgrade properties in an esthetic manner
.
In most cases no, unless the lot in question is large enough so that environmental impact is negligible.
Really poorly worded question: my answer is NO.
Only for primary owner use, but not as a rented apartment
But not in the Historic District
no comment
none
na
Subject to answers/comments below.
appears that there are plenty of pre-existing options just south and just north of town as well as in Easton
We need more!
Not unless already in existence
The idea of having additional low cost rentals on existing properties in this small, crowded town is unacceptable.
need some regulation but generally allow them
not sure what you mean?
See above answers -
Housing density within the County should occur in the incorporated towns where appropriate infrastructure exists
Depends on size, scope of accessory dwelling units.
Living here is eexpensive ...would help.
Never impede a homeowner from doing something on their property unless it negatively impacts neighborhood/town.
If by accessory dwelling units, you mean the converting a garage to a rental unit, you end up with density and parking problems.
Would depend on the situation. Perhaps have an occupancy rule attached to the accessory dwelling units.
one per lot, i.e., cottage for parents, in-laws, child.
Accessory dwellings, if allowed, will create a fire hazard because of the close proximity to each dwelling or commercial building.
Only if they are separate structures, built to code and have the proper lot coverage to support an accessory structure

We are strongly against this. It will increase congestion and parking problems. The town already supports a vibrant tourist industry and the issues to residents that surround that.
I am open to hearing residents' views on this matter.
Think "accessory dwelling units" would help.
No new units should be allowed
If it's your house you should be able to put or do anything you want within reason, i.e., out of scale or unsafe
See earlier comments. Also increases use of existing infrastructure vs. expending resources to create new.
Should depend on size of property.
Long overdue
for LONG term rentals or family use only not STR use
Over use of a property taxes the environment and the peace of the community overall.
Depending on size of property, a small guest cottage may be added
Property size and parking should be the overriding factors in this discussion.
we need more AFFORDABLE housing
Lots are too small for that
See my comment above about the increasing need, especially for younger generations, who seek to include older family members near their primary dwelling.
I don't know enough about it.
I do not know enough information to make a comment. How would these accessory units affect our town sewer and water systems
This is difficult to answer. We are already high density, however a guest house on a lot that is large enough would be okay with me.
my opinion would depend on the details of the zoning ordinance.
No
n/a
if the units are for family members
Property owner must live on the premises.
This could work perhaps, but I have no clear idea how it would.
Should not be in residential districts
No. Its crowded enough. Grandfather existing structures, that's it.
Depends on use
I highly agree that land/property owners should be allowed to build ADU's; many watermen, young adults, and singles cannot find adequate and affordable living space. It will benefit our growth in future!

St. Michaels Zoning Survey		
Should St. Michaels limit accessory dwelling units to residential properties in which the owner lives?		
Answer Choices	Responses	
Strongly agree	40.52%	62
Agree	20.92%	32
Undecided	16.34%	25
Disagree	16.34%	25
Strongly disagree	5.88%	9
	Answered	153
	Skipped	4



Paper	Total
21	83
17	47
16	41
10	35
12	21

St. Michaels Zoning Sur

Comment on question 15:

Answered **64**

Skipped **93**

Respondents Response Date

1	Apr 01 2019 09
2	Mar 29 2019 08
3	Mar 28 2019 06
4	Mar 28 2019 03
5	Mar 07 2019 09
6	Feb 28 2019 05
7	Feb 18 2019 03
8	Feb 11 2019 07
9	Feb 10 2019 08
10	Feb 08 2019 01
11	Jan 31 2019 09
12	Jan 30 2019 04
13	Jan 29 2019 05
14	Jan 28 2019 09
15	Jan 24 2019 10
16	Jan 24 2019 02
17	Jan 23 2019 07
18	Jan 20 2019 04
19	Jan 20 2019 03
20	Jan 19 2019 07
21	Jan 19 2019 02
22	Jan 16 2019 08
23	Jan 15 2019 09
24	Jan 13 2019 11
25	Jan 12 2019 04
26	Jan 12 2019 03
27	Jan 12 2019 09

28	Jan 09 2019 07
29	Jan 09 2019 12
30	Jan 09 2019 11
31	Jan 08 2019 10
32	Jan 08 2019 09
33	Jan 08 2019 04
34	Jan 08 2019 12
35	Jan 07 2019 09
36	Jan 07 2019 02
37	Jan 07 2019 12
38	Jan 07 2019 07
39	Jan 06 2019 05
40	Jan 06 2019 11
41	Jan 06 2019 11
42	Jan 05 2019 08
43	Jan 05 2019 07
44	Jan 05 2019 05
45	Jan 05 2019 04
46	Jan 05 2019 12
47	Jan 05 2019 10
48	Jan 05 2019 10
49	Jan 05 2019 09
50	Jan 04 2019 09
51	Jan 04 2019 09
52	Jan 04 2019 07
53	Jan 04 2019 05
54	Jan 04 2019 04
55	Jan 04 2019 04
56	Jan 04 2019 04
57	Jan 04 2019 03
58	Jan 04 2019 03
59	Jan 04 2019 02
60	Jan 04 2019 02
61	Jan 04 2019 01
62	Jan 04 2019 01
63	Jan 04 2019 01
64	Jan 04 2019 01
	Paper

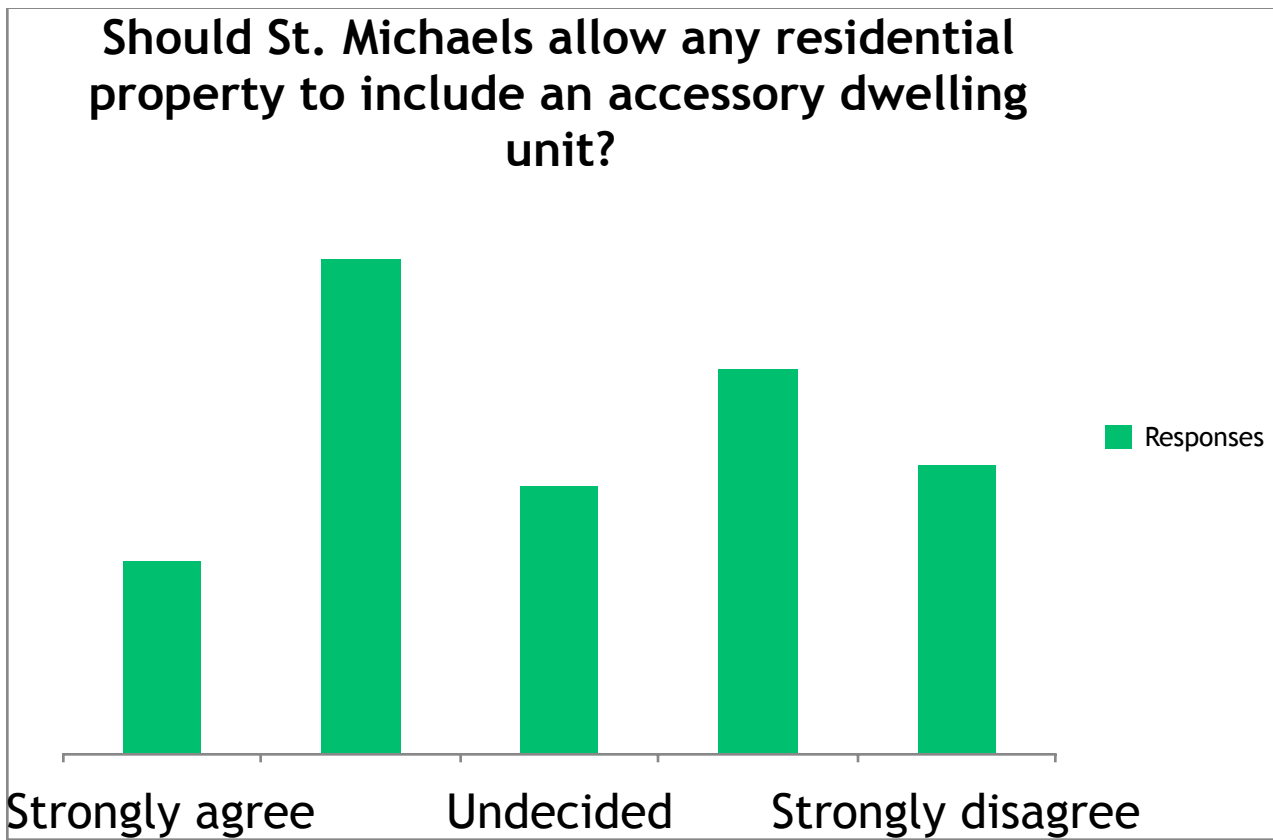
	As of 2/4/19
	3/4/19
4/4/19	

Responses
Now that the rabbit is in the hat, think about this question in the context of 14 above. What good is accomplished by accessory dwelling units in, e.g. residential zones, in which the owner of the property is not resident? By their nature, accessory dwelling units increase density. That might be alright in some areas of town, but do we want increased residential density on Cherry, Locust, Mulberry, Water, St. Mary's, East Chestnut, Grace, East Chew, for example? We all know that affordable housing for workers in accessory units in those areas is a fiction: the real estate costs, taxes and costs of construction simply preclude reasonable rentals. So, what's the point?
None
Don't know
St Michaels is located in a rural environment. Why is density in town so high?
We need more long term rentals.
It depends on where the curren building stands. I think people should be able to come together and decide as a group. Group to me means not just the review board but the person wanting the dwelling, and their neighbors.
base it on size of property
these units need to be controlled and limited so as to not become general rental property
people move and die. You end up with same result
those housed in the accessory dwelling units must be directly related to the property owners...such as Parents, Parents in law, children.
I have experienced firsthand the problems of absentee landlord rentals
Depends on location and what the accessory is.
Such a policy would discourage outside invesment.
Yes! The same for air bnb's. The home must be a permanent residence
ENCOURAGE DEVELOPMENT
Again, inconsistent with the historical nature of the town.
There should only be one renter per lot
If there accessory units are approved by SM, then they should be on residential property in which the owner lives.
Only should be a primary residence for short term rentals.
Can upgrade properties whether the owner actually lives in the house full time
.
Where acc. dwellings are allowed, direct owner oversight should be mandated.
Very Very Strongly agree. We do not need investors who don't reside here buying up properties and coverting themto multiple dwelling units.
Again, a poorly worded question: yes, if allowed, the owner must be present. I also believe it should be only for family or guest use. No rentals.
Only for owner use, not rentals long term
If yes, what if owner sells, dies or moves away?
na

none
na
Owners should be full-time residents.
No comments
Yes
Disagree with accessory dwelling units unless already in use
What difference does this make other than showing a preference for locals?
Would prefer no accessory dwellings
Accessory dwelling units should be permitted for use by the owner or family member. Not for rental.
this would help control 'bad tenants'
Help local B and B's stay on business - no additional units needed
Workforce housing is critically short in this area allowing accessory dwelling units can alleviate that to some extent.
We need more vacation rentals.
don't see the need to restrict apartments are rented with any restriction
What about paid caretakers?
Or not permit at all
Don't know enough about it
Renters can have family members also in accessory unit.
I more concerned re upkeep and maintenance of housing, though I do have some concerns re short-term rentals
Will minimize absentee landlord situations.
Should only be allowed with this type of direct supervision
not quite sure what this term means
If it's your lot whether you live there or not, you should be able to do what you want.
Can see potential complications w/this. Including missed tax revenue opportunities, partial year residents would not be able to rent when not in residence, what happens to renter if owner dies & take lengthy time to sell primary residence or settle estate?
Agree.
Onwers should be held responsible but need not be onsite
owners must live on site
However I am not in favor of accessory dwellings
Depends what the residential property is used for
Only as long as owner is held accountable for the renters
IF allowed at all
However, how do you control for this once a property with an ADU is sold to another party?
I would think, initially, that an owner on premises should be a requirement
If the property owner is making an income on short term rentals from them, then the owner of the property should be paying the proper tax!!
Having this rule will encourage owners to keep a closer watch on the rental property.
Don't want rentals
n/a

Only ones grandfathered in
Most important–what are the limitations on building new units?
To current dwellings–grandfather. New construction–not in favor of
You cannot legislate or monitor owner occupation and I am opposed to accessory dwelling rental or owner drilling period.
With owners present there is more control over renters
I agree with owner lives in the primary resident but don't think it is necessary in accessory dwelling for long term rental
Trying to regulate a new law that you do not have the means (\$) to regulate?enforce is over reaching
We need to change with the times, Air B&B, etc.
No accessory dwelling should be allowed except for properties where the owners are 100% resides full time
The character of the town needs to be protected or it will become a commercial hub and lose its unique flavor
If property is large enough to accommodate accessory dwelling
Deceptive question it assumes that where resident lives is OK
Unclear
We do not need more rental homes
Same for everyone. Why favor locals?
As long as the ADU's are built, maintained, rented legally, then the owner doesn't have to live on said ADU property.
No reasonable way to enforce it
Limiting it to just that might cause problems. But there are issues with other approaches too.
Conformity and small
Owner may elect to occupy accessory dwellings

St. Michaels Zoning Survey			
Should St. Michaels allow any residential property to include an accessory dwelling unit?			
Answer Choices		Responses	Paper
Strongly agree	11.84%	18	12
Agree	30.26%	46	16
Undecided	16.45%	25	20
Disagree	23.68%	36	10
Strongly disagree	17.76%	27	21
	Answered	152	
	Skipped	5	



Total
30
62
45
46
48

St. Michaels Zoning Sur

Comment on question 17:

Answered **77**

Skipped **80**

Respondents	Response Date
1	Apr 02 2019 01
2	Apr 01 2019 09
3	Mar 29 2019 09
4	Mar 29 2019 08
5	Mar 28 2019 06
6	Mar 28 2019 03
7	Mar 07 2019 09
8	Feb 28 2019 05
9	Feb 19 2019 01
10	Feb 18 2019 03
11	Feb 16 2019 05
12	Feb 16 2019 11
13	Feb 11 2019 03
14	Feb 11 2019 07
15	Feb 08 2019 01
16	Feb 05 2019 02
17	Jan 31 2019 09
18	Jan 30 2019 04
19	Jan 29 2019 05
20	Jan 28 2019 09
21	Jan 27 2019 02
22	Jan 27 2019 11
23	Jan 25 2019 02
24	Jan 24 2019 10
25	Jan 24 2019 02
26	Jan 21 2019 02
27	Jan 20 2019 04
28	Jan 20 2019 03
29	Jan 19 2019 02
30	Jan 15 2019 09
31	Jan 14 2019 02

32	Jan 13 2019 11
33	Jan 12 2019 03
34	Jan 12 2019 09
35	Jan 10 2019 12
36	Jan 09 2019 08
37	Jan 09 2019 07
38	Jan 09 2019 12
39	Jan 09 2019 11
40	Jan 08 2019 10
41	Jan 08 2019 09
42	Jan 08 2019 04
43	Jan 08 2019 12
44	Jan 07 2019 09
45	Jan 07 2019 02
46	Jan 07 2019 12
47	Jan 06 2019 02
48	Jan 06 2019 01
49	Jan 06 2019 12
50	Jan 06 2019 11
51	Jan 06 2019 11
52	Jan 05 2019 07
53	Jan 05 2019 05
54	Jan 05 2019 12
55	Jan 05 2019 12
56	Jan 05 2019 12
57	Jan 05 2019 10
58	Jan 05 2019 10
59	Jan 05 2019 09
60	Jan 05 2019 06
61	Jan 04 2019 09
62	Jan 04 2019 09
63	Jan 04 2019 07
64	Jan 04 2019 05
65	Jan 04 2019 04
66	Jan 04 2019 04
67	Jan 04 2019 04
68	Jan 04 2019 04
69	Jan 04 2019 03
70	Jan 04 2019 03
71	Jan 04 2019 02

72	Jan 04 2019 01
73	Jan 04 2019 01
74	Jan 04 2019 01
75	Jan 04 2019 01
76	Jan 04 2019 01
77	Dec 29 2018 08

Paper

As of 2/4/19

3/4/19

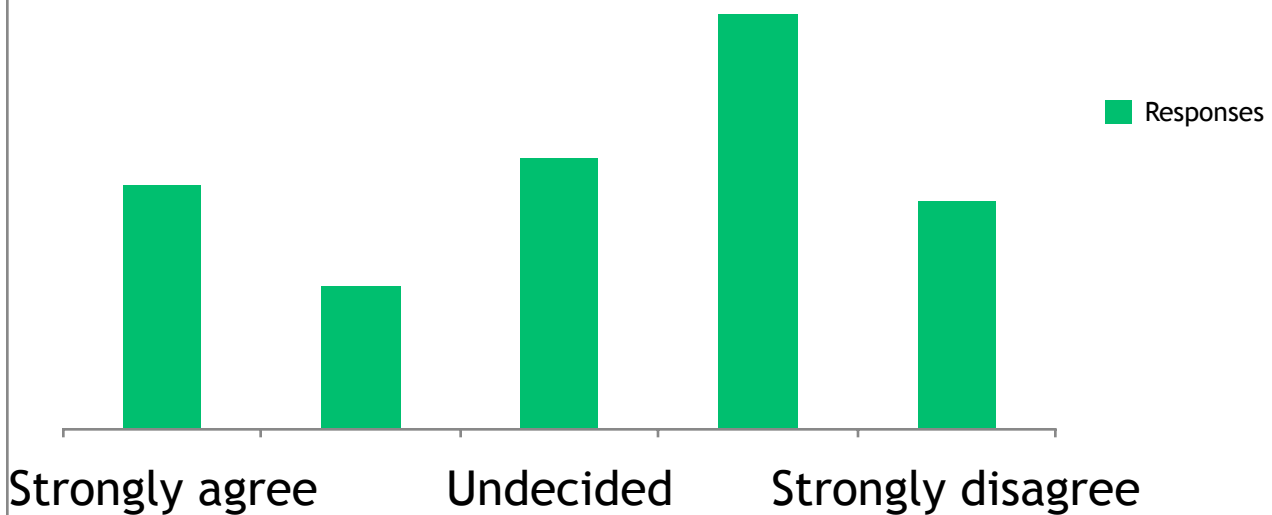
4/4/19

Again, you are asking a yes or no question, and respondents are confused in answering. My answer is NO.
If yes, what if owner sells, dies or moves away?
if they have the land to do so.
I would imagine there should be some guidelines...setbacks, lot size, etc.
Space/parking issues
none
na
Only residences occupied full time by owner.
no comment
Yes as long as it is used for family members
Only if already in existence
Existing stuff only..its crowded enough
as above just no
Accessory units should meet current lot coverage limitations.
depends on lot size
Depends on available land, setbacks in place, size and scale of accessible dwelling unit.
Assuming the lot size is adequate
Would help everyone .
Of course.
lot restriction will control; allow on any lot meets set back requirements
NO ACCESS structures
Only one story unit
No due to the multiple issuesOwners must be onsite to insure property does not become unkempt; owners must be "vested" or have 'skin in the game' or otherwise property conditions will deteriorate
They should not be allowed.
Would welcome opportunity to hear civil public discussion of this subject
Only if there's enough space and infrastructure to support it.
Only where already existing
don't see a good reason to deny this
I assume this means a boarding house kind of a situation? Or rental of a guest house? I think it is ok with limits on number of units.
If it's within the setbacks and nonpermeable quota, then yes
Agree as long as design is in keeping with the architectural style of the primary unit
Too general. Should be some restrictions.
Long overdue
Density needs to be taken into consideration.
existing accessory units should be allowed to be used ... new builds should still follow coverage restrictions
They should not allow more accessory dwelling.
It depends on size of proprty
n/a
See above comment about lot size
depends upon lot size and circumstance

na
Again, I think it depends on lot size and whether the owner is a full time resident.
Makes properties too cluttered
n/a
opens a door to nightly guests
Should be limited to lots capable of handling 2 uses, due to parking, trash and noise concerns.
Only existing, no new ones
This should be dictated by existing structure and land requirements.
What you give one we should give the other
To current dwellings–grandfather. New construction–not in favor of
Lots are too small
If set backs allow
Existing law would already regulate the allowance of dwelling on property
I cannot understand the question and how it differs from 13. Does it mean by “allow any” that it would allow some (not none.?) Poor question if different interpretation.
Again, depending on lot size, visual location, etc.
Guesthouse yes...permanent residence, no.
If allowed at all should be restricted to certain areas of town with requirement of full time residents. If allowed only single units that must be registered and approved by the town. Additional parking impacts need to be considered.
The town will be swamped by renters and owners seeking extra income from their property
Expansion further degrades the environment, add ons not separate structure preferable
If you let one do it you must allow all.
Should not be in residential districts
But owner must live on primary property.
Of course space is essential
Grandfather existing structures only
Not always
ADU’s will increase St. M affordable housing for our seasonal help and encourage educated, hardworking young adults (20-40 yrs. Old) to move in and help our growth
No reasonable way to enforce it
As long a s the tenant agrees to shared or unshared space as long as it meets living standards, I’m fine with it
No rental units
Some lots may be too small
Will place undue burden on services.

St. Michaels Zoning Survey				
The St. Michaels Zoning Code defines immediate family as “person or persons rel				
Answer Choices	Responses	Paper	Total	
Strongly agree	18.83%	29	19	48
Agree	11.04%	17	10	27
Undecided	20.78%	32	11	43
Disagree	31.82%	49	27	76
Strongly disagree	17.53%	27	12	39
	Answered	154		
	Skipped	3		

The St. Michaels Zoning Code defines immediate family as “person or persons related by blood, marriage, domestic partnership, and or legal custody.” Should St. Michaels specify that only an immediate family member may reside in an accessory dwelling unit?



St. Michaels Zoning Sur

Comment on question 19:

Answered 69

Skipped 88

Respondents Response Date

- 1 Apr 01 2019 09
- 2 Mar 29 2019 08
- 3 Mar 28 2019 06
- 4 Mar 28 2019 03
- 5 Mar 07 2019 09

- 6 Feb 28 2019 05
- 7 Feb 18 2019 03

- 8 Feb 16 2019 05
- 9 Feb 16 2019 11
- 10 Feb 11 2019 03
- 11 Feb 11 2019 07
- 12 Feb 10 2019 08

- 13 Feb 08 2019 01
- 14 Feb 05 2019 02
- 15 Jan 31 2019 09
- 16 Jan 29 2019 05

- 17 Jan 27 2019 02
- 18 Jan 24 2019 10
- 19 Jan 24 2019 02

- 20 Jan 21 2019 02
- 21 Jan 21 2019 09
- 22 Jan 20 2019 04
- 23 Jan 20 2019 03
- 24 Jan 19 2019 02
- 25 Jan 13 2019 11

- 26 Jan 12 2019 04

27	Jan 12 2019 03
28	Jan 12 2019 09
29	Jan 10 2019 10
30	Jan 10 2019 12
31	Jan 09 2019 07
32	Jan 09 2019 12
33	Jan 09 2019 11
34	Jan 08 2019 10
35	Jan 08 2019 09
36	Jan 08 2019 04
37	Jan 08 2019 02
38	Jan 07 2019 09
39	Jan 07 2019 12
40	Jan 06 2019 02
41	Jan 06 2019 12
42	Jan 06 2019 11
43	Jan 06 2019 11
44	Jan 05 2019 08
45	Jan 05 2019 07
46	Jan 05 2019 04
47	Jan 05 2019 03
48	Jan 05 2019 02
49	Jan 05 2019 12
50	Jan 05 2019 10
51	Jan 05 2019 10
52	Jan 05 2019 10
53	Jan 05 2019 09
54	Jan 04 2019 09
55	Jan 04 2019 09
56	Jan 04 2019 07
57	Jan 04 2019 07
58	Jan 04 2019 05
59	Jan 04 2019 04
60	Jan 04 2019 04
61	Jan 04 2019 04
62	Jan 04 2019 03
63	Jan 04 2019 02
64	Jan 04 2019 02
65	Jan 04 2019 01
66	Jan 04 2019 01

Responses

The rabbit's in the hat again. 19 is phrased unfairly: if I don't want ADUs at all, I can't "strongly disagree", because that opens the floodgates to non-relatives living in ADUs. If I agree to the question in 19, my response will be tallied as an approval of ADUs if restricted to relatives. That is unfair - I don't want ADUs at all because we don't need them unless the agenda is to encourage residential build out to the max. We don't need the concept of ADUs to house relatives - my adult son or daughter could live in my guest room now without any change in the code. A mother-in-law suite in an existing structure is not a problem - assuming there are rational rules regarding parking, lot coverage, set backs and so on. We don't need the concept of ADU for this.

Only family

Don't know

Does the building code specify # of residents for square footage, # bedrooms, bathrooms, safe egress
Nope. How about caregivers?

If people are not allowed to rent their homes (specific zones), and if you loosen the reigns on this, even a little, people will take advantage.

no comment

Need to make dwellings available for moderate income people, like unrelated young people who want to work here.

Group housing should NOT be allowed.

Caretakers, friends, should be able to live there but again DENSITY must be strictly adjudicated.

previously stated as parents, parents in law and children with special needs.

Unenforceable

Live/Work units should have a different resident requirement and only be allowed in the commercial zone.

Should be up to the owner of the house

What does one do with a designated mother in law apartment after she's gone

Too restrictive.

Use of an accessory dwelling should be considered on a case by case basis, with a determination of how neighbors will be impacted.

WHY IS THE TOWN TRYING TO STOP GROWTH?

See comments 14, 16 and 18.

You are going to have IPC and the CBMM lobby to get this coded however they want, so our answers are irrelevant in this matter.

the town has no authority to micromanage private property

Only if accessory units are going to be allowed, then it should be restricted to immediate family.

Should be available to anyone with good qualifications.

.

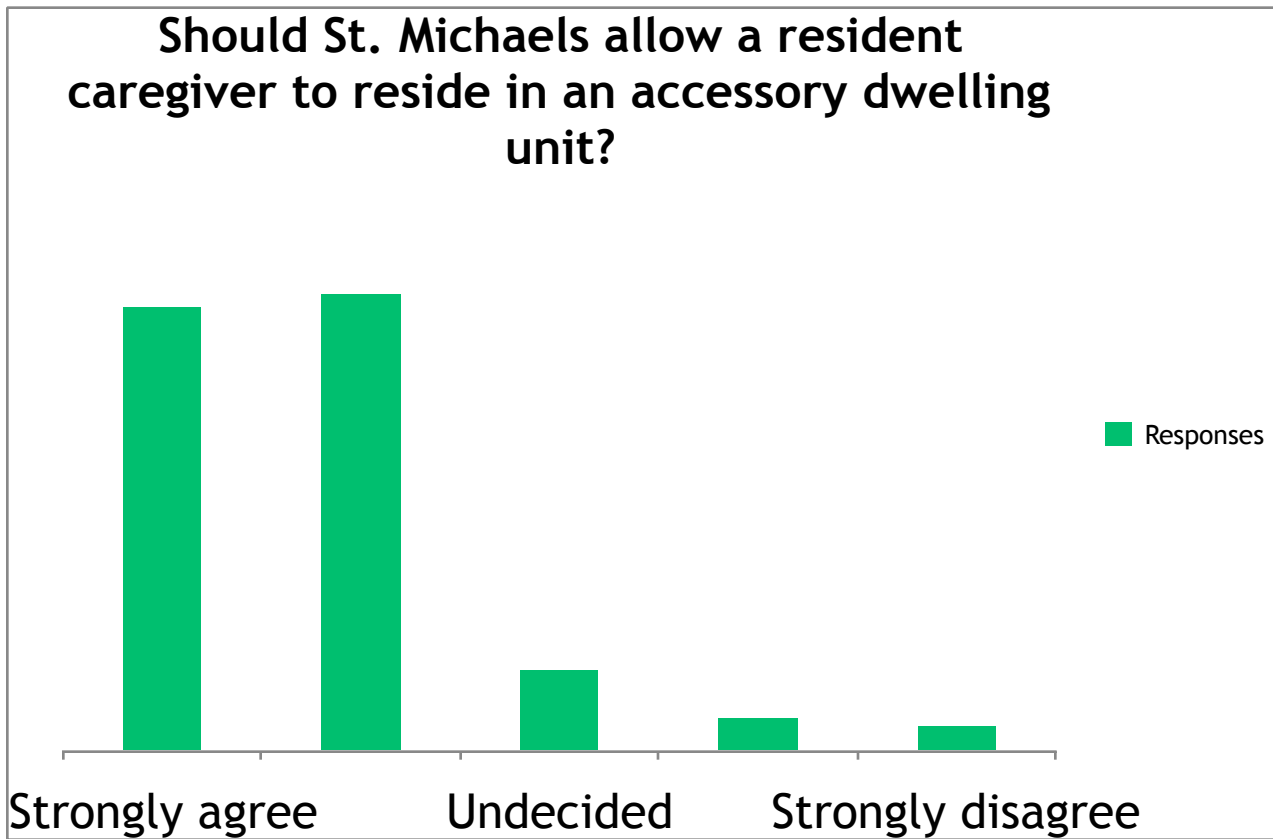
I urge you to send another survey. "Should" is asking for yes or no, not nuance.

I am fine with the owner dictated, but not renting property for profit regardless of who stays. It's their property, they can decide who lives in it, as long as it isn't for profit

If yes, what if owner sells, dies or moves away?
NA
I think the accessory dwelling unit could be used for friends who are visiting.
I do not beleive the town should dictate who is allowed to live on someone's property.
none
na
With the sole exception of a resident caregiver.
No comment
Agree
if dwelling already exists
In historic area
If they have to be allowed.
kind of intrusive don't you think
Is the town prepared to police who is/isn't a direct relative? Difficult to enforce.
Family is being redefined....friends, coworkrrs, partnsrs can live in accessory dwellings.
Anyone who doesn't create a problem should be allowed to live in that dwelling.
that make no sense and would do nothing to support work force housing
Could this be contested in court?
OR NO Access structure
No servant quarters.
The relationships of dwellers on someone's property should not have a bearing on whether they should be allowed to live there.
Rio Vista has such a deed restriction. It is difficult to enforce.
Would like to participate in civil public discussion of issue as it would make sure SM is not just for the well-to-do.
Would expand permission to include friends or other tenants who are known to the owner.
No. As long as direct supervisor of owner on-site
Why should the town bother itself defining what is and isn't a family?
see answer to above question
Its their property, anyone can live there;
Ridiculous! Missed tax revenue opportunity
Agree
Irrelevant who lives there.
May be too restrictive
but long term rentals should be allowed too with owners on site
It could be a caretaker or nurse (older population)
This will limit who can stay with me and becomes and invasion of my privacy
none needed
Who is the town to decide who is and is not someone's family member? Either allow ADUs or not, but don't try and regulate who is and is not a family member, as the town can't even enforce its own codes related to abandoned vehicles so I'm sure it would be nearly impossible to regulate who is and is not a family member.
Rented property should be at the descresion of owner
In today's society blood nor marriage defines who makes a family or friend
This would hopefully avoid properties having multiple STRs.

If it is going to be restricted the definition of family should be clarified. For instance is a not adopted step child immediate family by marriage
Self explanatory
n/a
This is absurd.
You can't monitor that, it is impossible and you are just opening up a multi dwelling use for tiny properties
This would be very difficult to enforce
That would be way too restrictive and do nothing to improve workforce housing
Overreacting
Caregiver exception
Owner should be able to decide who lives in their unit. It would be hard to govern and control.
Moneymaker for the town to have people here and spending \$ here
Accessory structure should only be registered yearly with town to ensure that they do not become STR in the future.
Makes a great deal of sense
Immediate family or paid employee (caregiver)
It's my property. I should be able to have whomever I want in my property.
Only if accessory structure is existing
Should not specify relationship
If one were to be build, why restrict who lives there. Defeats the purpose.
Friends should be included as guests, not permanent residents. Mother-in-law suites should be allowed.
We do not want a rental community to develop
Assume "reside" means "live". visitors can "stay over"
ADU's will allow affordable housing to our Eastern Shore residents, watermen, artists, authors, small business employees and other artisans.
No reasonable way to enforce it
It will become a rental property

St. Michaels Zoning Survey				
Should St. Michaels allow a resident caregiver to reside in an				
Answer Choices	Responses	Paper	Total	
Strongly agree	42.58%	66	29	95
Agree	43.87%	68	30	98
Undecided	7.74%	12	10	22
Disagree	3.23%	5	2	7
Strongly disagree	2.58%	4	8	12
	Answered	155	79	
	Skipped	2		



St. Michaels Zoning Sur

Comment on question 21:

Answered **57**

Skipped **100**

Respondents Response Date

- 1 Apr 02 2019 01
- 2 Apr 01 2019 09
- 3 Mar 29 2019 08
- 4 Mar 28 2019 06
- 5 Mar 28 2019 03
- 6 Mar 07 2019 09
- 7 Feb 28 2019 05
- 8 Feb 18 2019 03
- 9 Feb 11 2019 07
- 10 Feb 10 2019 08
- 11 Feb 08 2019 01
- 12 Jan 31 2019 09
- 13 Jan 29 2019 05
- 14 Jan 28 2019 09
- 15 Jan 27 2019 03
- 16 Jan 24 2019 10
- 17 Jan 24 2019 02
- 18 Jan 20 2019 04
- 19 Jan 20 2019 03
- 20 Jan 19 2019 02
- 21 Jan 12 2019 09
- 22 Jan 09 2019 08
- 23 Jan 09 2019 07
- 24 Jan 09 2019 12
- 25 Jan 08 2019 10
- 26 Jan 08 2019 09
- 27 Jan 08 2019 04
- 28 Jan 07 2019 09
- 29 Jan 07 2019 02
- 30 Jan 06 2019 12
- 31 Jan 06 2019 11

32	Jan 06 2019 11
33	Jan 05 2019 08
34	Jan 05 2019 07
35	Jan 05 2019 04
36	Jan 05 2019 03
37	Jan 05 2019 02
38	Jan 05 2019 12
39	Jan 05 2019 10
40	Jan 05 2019 10
41	Jan 05 2019 09
42	Jan 04 2019 09
43	Jan 04 2019 09
44	Jan 04 2019 07
45	Jan 04 2019 05
46	Jan 04 2019 04
47	Jan 04 2019 04
48	Jan 04 2019 04
49	Jan 04 2019 03
50	Jan 04 2019 03
51	Jan 04 2019 02
52	Jan 04 2019 02
53	Jan 04 2019 01
54	Jan 04 2019 01
55	Jan 04 2019 01
56	Jan 04 2019 01
57	Jan 04 2019 01

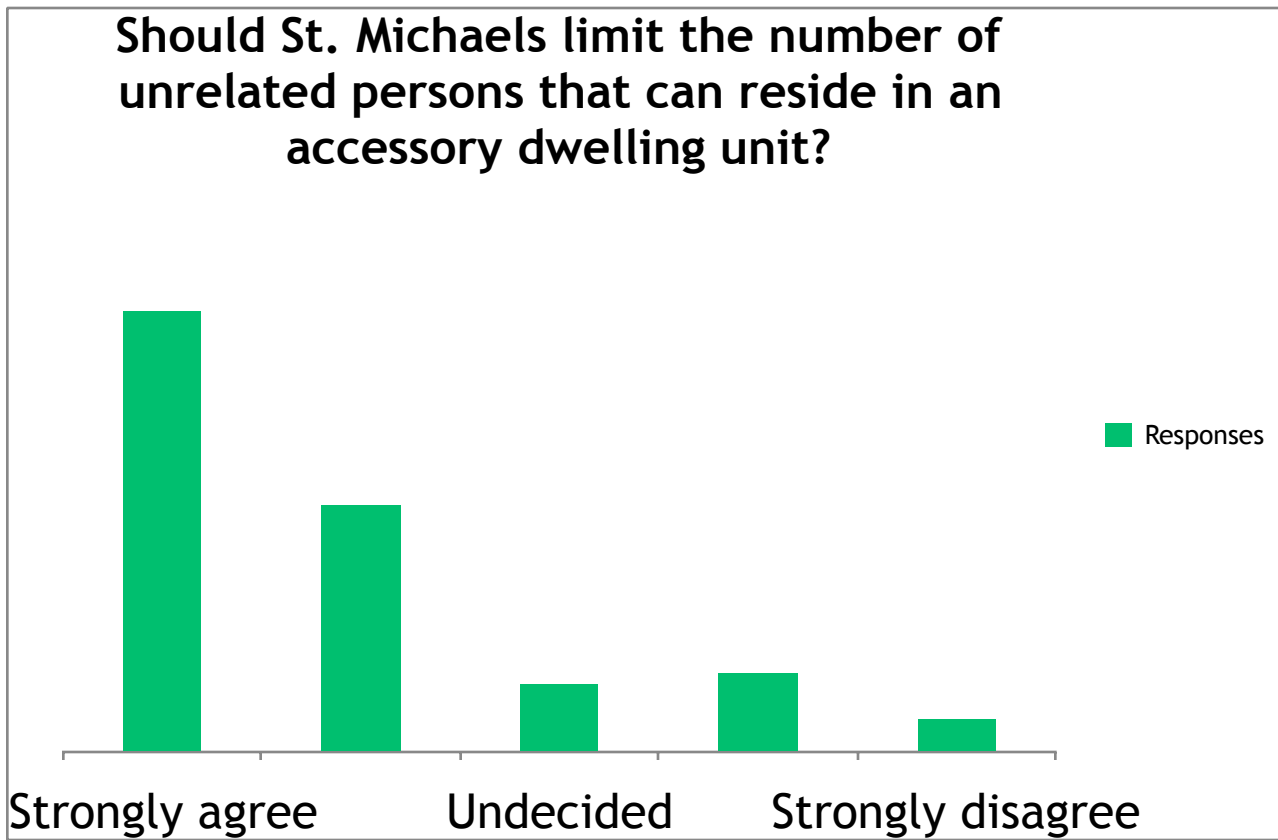
As of 2/4/19

	3/4/19
	4/4/19

again should be not restriction on relation to property owner
Caregiver versus caretaker, would this need legal definitions?
Or w/in household only
If medically required and ordered by physician.
Property owners should make this decision, not the town council.
Given the size of properties in St. Michaels, I can't see the need for a caretaker.
These may be good intentions BUT does this mean that the next user of the property have those same privileges?
Will improve quality of service resident caregivers can provide to their clients.
Caregivers are a special circumstance and should be allowed if they can prove this is to be the case
seems necessary with a aging population and folks living longer
Again, their property, yes.
Over regulation if you even have to ask this one.
This would be an important convenience for elderly.
Makes good sense
let's not be heartless ...
See above
Anyone should be permitted to live in place that the owner allows
n/a
Would be a good use of such
Again, how on earth would the town regulate such relationships and who will be the final judge of such determinations?
that seems reasonable
As St. Michaels has an older and aging population, I think this should absolutely be allowed.
Why not staff and employees in general--care giver, gardener, butler, maid or anyone who works on or for the owners
No
n/a
that is a valid exception in my opinion
Too much room for abuse
Not necessary as there are options more practical and enforceable
No accessory dwelling. Resident caregiver work inside home. If care giving, you would not be living in a separate dwelling other than the home you already live in and commute to work
Accessory dwelling should not have restrictions on "who"
In some case this may be the only way a resident can keep their home in a difficult situation
With aging population, this should be allowed/championed
Makes sense
A lot of St. Michaels residents are older with no at home kids and extra bedrooms. These are the people that nmight need care givers as they have plenty of room. Need for caregiver housing has not become a critical issue.
A humane policy that encourages homeowners who are aging to remain at home
Absolutely.
Only if it is existing, otherwise build an addition to existing home

If a caregiver necessary it is better if they are not in a separate house.
Yes. Could be the difference to someone staying in their home.
Only makes sense
Okay for elder residents a caregiver is ok as a resident
Certified as medically req'd
If the caregiver is providing health services to property owner – huge benefit!
No reasonable way to enforce it
The accessory dwelling will become a rental unit

St. Michaels Zoning Survey				
Should St. Michaels limit the number of unrelated persons that can reside in an accessory dwelling unit?				
Answer Choices	Responses	Paper	Total	
Strongly agree	50.97%	79	38	117
Agree	28.39%	44	17	61
Undecided	7.74%	12	12	24
Disagree	9.03%	14	10	24
Strongly disagree	3.87%	6	5	11
	Answered	155	82	
	Skipped	2		



St. Michaels Zoning Sur

Comment on question 23:

Answered **60**

Skipped **97**

Respondents Response Date

- 1 Apr 01 2019 09
- 2 Mar 29 2019 08
- 3 Mar 28 2019 06
- 4 Mar 28 2019 03
- 5 Mar 07 2019 09
- 6 Feb 28 2019 05
- 7 Feb 18 2019 03
- 8 Feb 16 2019 11
- 9 Feb 11 2019 03
- 10 Feb 11 2019 07
- 11 Feb 08 2019 01
- 12 Jan 31 2019 09
- 13 Jan 29 2019 05
- 14 Jan 25 2019 02
- 15 Jan 24 2019 10
- 16 Jan 24 2019 02
- 17 Jan 21 2019 09
- 18 Jan 20 2019 04
- 19 Jan 20 2019 03
- 20 Jan 19 2019 03
- 21 Jan 19 2019 02
- 22 Jan 14 2019 02
- 23 Jan 12 2019 09
- 24 Jan 09 2019 08
- 25 Jan 09 2019 07
- 26 Jan 09 2019 12
- 27 Jan 09 2019 11
- 28 Jan 08 2019 10
- 29 Jan 08 2019 09
- 30 Jan 08 2019 04
- 31 Jan 08 2019 02
- 32 Jan 07 2019 09

33	Jan 07 2019 02
34	Jan 07 2019 12
35	Jan 06 2019 12
36	Jan 06 2019 11
37	Jan 06 2019 11
38	Jan 05 2019 08
39	Jan 05 2019 07
40	Jan 05 2019 05
41	Jan 05 2019 04
42	Jan 05 2019 03
43	Jan 05 2019 12
44	Jan 05 2019 10
45	Jan 05 2019 10
46	Jan 04 2019 09
47	Jan 04 2019 09
48	Jan 04 2019 07
49	Jan 04 2019 05
50	Jan 04 2019 04
51	Jan 04 2019 04
52	Jan 04 2019 04
53	Jan 04 2019 04
54	Jan 04 2019 03
55	Jan 04 2019 03
56	Jan 04 2019 02
57	Jan 04 2019 01
58	Jan 04 2019 01
59	Jan 04 2019 01
60	Jan 04 2019 01

Paper

As of 2/2/19

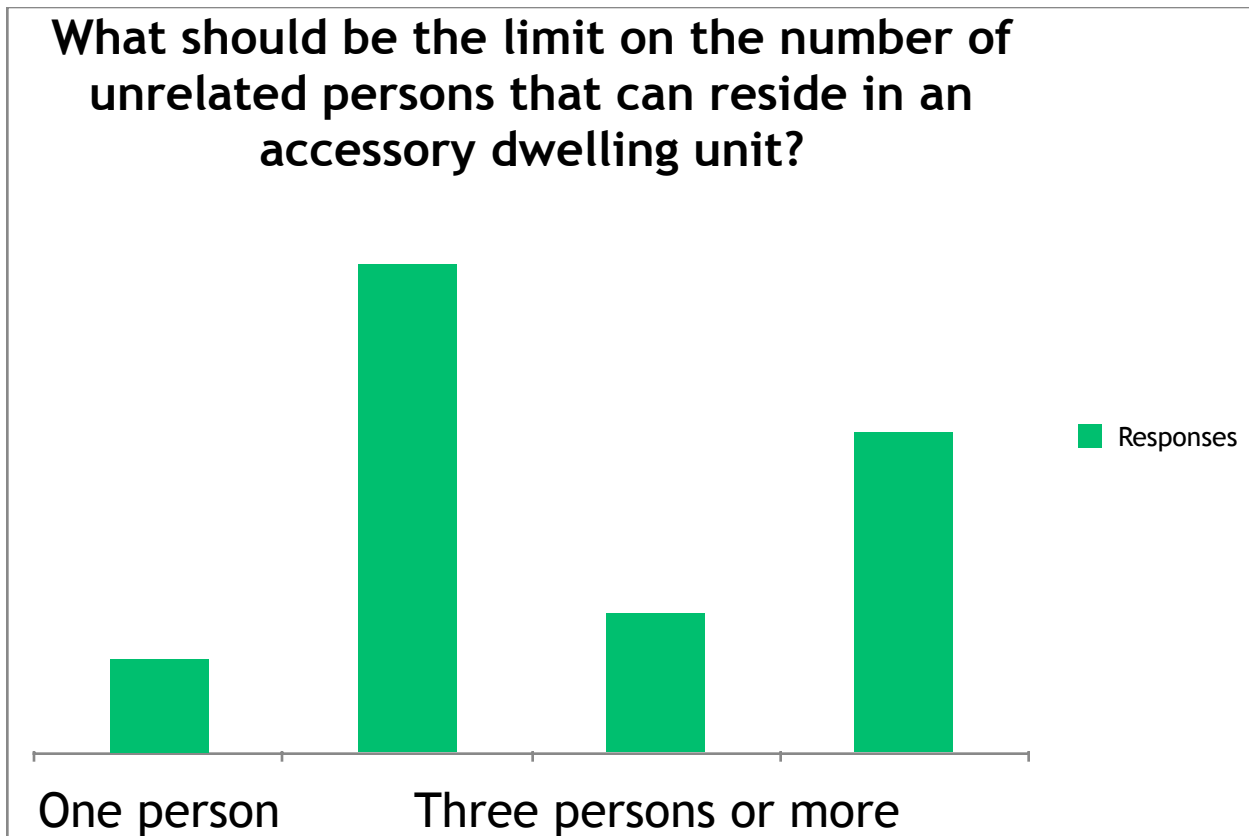
	3/4/19
	4/4/19

Responses
Same design problem as 20 above: if I "agree" I will be counted as agreeing to the concept of ADUs, which I don't. The number of people in an ADU should be zero.
Agree
Yes
No dorms, hostels, or overcrowding
Common sense based on number of bedrooms in dwelling
same as comment 20.
group rentals should be limited as well as number of vehicles parked for the unit
Again, the creation of group housing leads to the destruction of the nature of the town and does hurt property values as they are usually not well-maintained.
people in an accessory building must be related to each other (or homeowner) with DENSITY the determinant.
there should be no unrelated people allowed in these units in the residential districts.
we should not sponsor units where rooms and beds are shared on a shift basis.
Number of occupants should be limited by square footage or premises could become boarding houses
Every dwelling should have a maximum occupancy limit.
Number of rooms or beds should be determining factor
Yes, regulate per international building code safety standards
No body wants to have a dormitory in an accessory dwelling in a neighboring house/yard.
the town has no authority to micromanage private property
Already asked and answered above. Not in support of accessory units, but if SM does approve them anyway, then they should be on residential property for immediate family only.
Should be the same as the county.
limits based on square footage and number of bedrooms may be acceptable
.
Depends on size of building
You should limit to 2 per bedroom. You can not allow 10 people to live in a 2 bedroom
Two-three; assuming airBNB type rental
should be limited to three people
na
See next answer.
No comment
Absolutely agree
If dwelling already exists
two, especially in historic district; case by case elsewhere with limit oc three
And in main dwellings also

If unrelated person are granted permission to live in accessory units, the town should set guidelines as to how many may live in said unit.
need some guidance
Agree but be reasonable.
As long as not a nuisance -- cars or noise.
the size of the dwelling should have a bearing on the number of residents
Would enforcement be an issue?
No access structures
1-2 max
none unrelated to owner or renter residing in residence
The town council appears to be feeling out how much they can intrude upon our privacy and liberty.
It is in no one's interest to have a building "stuffed" with residents, least of all the residents themselves.
Will help keep it under control.
Only members of one immediate family should be allowed
Only to an extent; no, 20 people living in a 2 bedroom dwelling no; but 4-6 okay.
There does need to be a reasonableness test to how many people can occupy at any given time. College students hotbunk. Not a good idea. 6 -10 seasonal workers should not occupy a small accessory dwelling. We can't have people who don't have enough life experience to know how to take care of things put historic district at risk for a major fire.
This speaks for itself.
The number of such unrelated persons is debatable
No more than 3
maybe 2
The numbers should be limited
My space shouldn't be regulated by someone else
need to stop making so many rules!
Otherwise asking for a real problem with people camping out
Now this is something the town CAN regulate.
I think this is necessary to keep the current culture of the neighborhood.
need to be careful with this. Could violate state fair housing laws fairly easily
Yes
n/a
According to available bedrooms
Should be related, again enforcement issues
There should be no accessory dwelling units especially multifamily
If home owner lives in the house the number and who resides should be determined by the size of the dwelling not the relationship. No limit. How can you police relationship?
Doesn't existing law limit the amount of people in a dwelling?
Depends on size – but do not need to become units for overcrowding/dormitories
Discriminating

Accessory dwellings bring cars and parking. Side street parking is already maxed out for tourists and 2nd homes on weekends. Additional accessory parking would add to a difficult parking problem.
Needed to preserve unique character of our community
Unlimited immediate family
You should not be able to govern me in my property
Should not specify relationship
Should be up to landlord and provided in lease
Do no allow open ended use by unlimited persons.
Depends on size of structure and number wanting to live there within regulation (new or old)
Only to #22
Yes. Per bedroom/per person Again, legal residents in an adequate sized ADU
Most definitely limit the number of persons regardless
Let's not encourage "flop units"

St. Michaels Zoning Survey				
What should be the limit on the number of unrelated persons that can reside in an accessory dwelling unit?				
Answer Choices		Responses	Paper	Total
One person	9.09%	13		
Two persons	46.85%	67		
Three persons or more	13.29%	19		
None	30.77%	44		
	Answered	143		
	Skipped	14		



St. Michaels Zoning Sur

Comment on question 25:

Answered 67

Skipped 90

Respondents Response Date

1	Apr 02 2019 01
2	Apr 01 2019 09
3	Mar 29 2019 08
4	Mar 28 2019 06
5	Mar 28 2019 03
6	Mar 07 2019 09
7	Feb 28 2019 05
8	Feb 18 2019 03
9	Feb 16 2019 05
10	Feb 11 2019 03
11	Feb 11 2019 07
12	Feb 10 2019 04
13	Feb 10 2019 08
14	Feb 08 2019 01
15	Feb 05 2019 02
16	Jan 31 2019 09
17	Jan 30 2019 04
18	Jan 29 2019 05
19	Jan 27 2019 03
20	Jan 25 2019 02
21	Jan 24 2019 10
22	Jan 24 2019 02
23	Jan 20 2019 03
24	Jan 19 2019 07
25	Jan 19 2019 03
26	Jan 19 2019 02
27	Jan 14 2019 02
28	Jan 13 2019 11
29	Jan 12 2019 04
30	Jan 12 2019 03
31	Jan 12 2019 09

32	Jan 10 2019 12
33	Jan 09 2019 07
34	Jan 09 2019 11
35	Jan 08 2019 10
36	Jan 08 2019 09
37	Jan 08 2019 04
38	Jan 08 2019 02
39	Jan 07 2019 09
40	Jan 07 2019 02
41	Jan 07 2019 12
42	Jan 06 2019 01
43	Jan 06 2019 12
44	Jan 06 2019 11
45	Jan 06 2019 11
46	Jan 05 2019 08
47	Jan 05 2019 02
48	Jan 05 2019 12
49	Jan 05 2019 10
50	Jan 05 2019 10
51	Jan 04 2019 09
52	Jan 04 2019 09
53	Jan 04 2019 07
54	Jan 04 2019 05
55	Jan 04 2019 04
56	Jan 04 2019 04
57	Jan 04 2019 03
58	Jan 04 2019 03
59	Jan 04 2019 02
60	Jan 04 2019 02
61	Jan 04 2019 01
62	Jan 04 2019 01
63	Jan 04 2019 01
64	Jan 04 2019 01
65	Jan 04 2019 01
66	Jan 04 2019 01
67	Jan 04 2019 01
	Paper

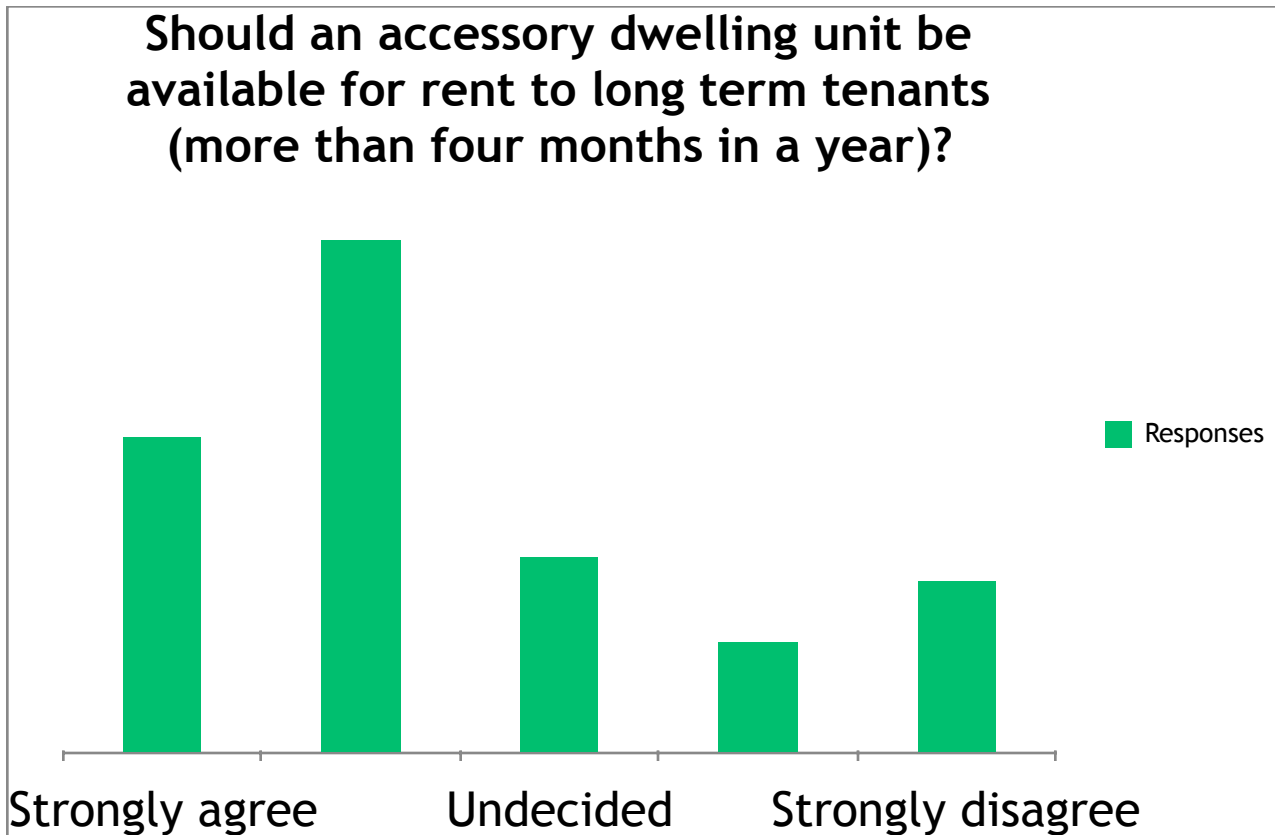
	As of 2/4/19
	3/4/19
4/4/19	

Responses
I don't agree that unrelated persons may reside in these units, with the exception of caregivers
If this survey is properly tallied, any questionnaire with "none" checked in 25 should not count any response to question 23 or 27.
Two people
Ok
depends on the accommodation. See #19.
Common sense
see comment 20.
should be based on size / bedrooms
Depends on the size of the unit
Must be proportional to the size of the dwelling and size of the property
already answered
That's not really a good set of survey options. Limit should be related to number of rooms and beds.
No to accessory dwellings
use whatever the national standard for this is by squarefoot of living space
Depends on the size of the unit
Consider a square footage requirement
Depends on size of unit
As many as the occupancy limit will allow.
Ultimate # would depend on how large the accessory unit is. Don't want the unintended consequence of people trying to use accessory du as a Short Term Rental for unlimited # of persons
Depends on number of bedrooms
Should be based on square footage
My position is clearly stated in the above comments.
Depends on the size of the unit!
Depends on size of dwelling unit
dependent upon number of bedrooms and square footage
.
Depends on size of building
Are you kidding? Who would enforce this?
Whatever fits reasonably. Not a family of six in a one bedroom :)
Unrelated to whom? the owner or each other. If the latter, 2
this depends on the amount of bedrooms

I believe this has to be specific to each case and determined based on the size of accessory unit.
none
Resident caregiver only.
One maximum
One or two at most
n/a
we dont want it to become a frat house or transient quarters, especially in the historic district
na
Really depends on the size but given the average lot size in town, 2 would seem to be a reasonable limit for unrelated persons.
3
Or two adults with children
I think this is adequate.
See comment on density -
again the dwelling should be the deciding factor
Hopefully the accessory dwelling would be limited in size.
It would depend on the size of the unit and number of rooms available as bedrooms.
Actually think a limit of four persons would work.
Don't want a Hamptons-type environment of an open house.
Roommates are not appropriate
Depends on the size of the dwelling and how many bedrooms.
This depends upon the square footage of the unit. If accessory unit is a one bedroom, I would think no more than two adults. If two bedroom, then 4 adults
Agree.
Makes good sense
again, with the owner on site (this would need to be confirmed occasionally) neighborly behavior would prevail
If it is a family where one person is the caregiver it could include childfren
n/a
This obviously depends upon size of the unit, but given the size of most lots, it would likely be very small.
It should follow whatever the existing code is for residential properties.
Dep nds in the size of the unit
it really depends on the size of the unit
No comment
base it on square footage of the structure
depends on the size/bdrms of the house
None
n/a
it depends on the size of the unit, parking may become an issue if there are too many people at one residence
Number of residents is dependent on the size of the structures

According to available bedrooms
If related, maybe
Dwelling size should determine number, relationship should not be a factor, no way to control who.
Are the town commissioners going to require DNA tests?
Again, depends on size – How would this be enforced?
Exceptions granted for hardship such as caregiver
Caregiver and their family
Depends on size of unit
More than 2 would allow unrestricted use.
Depends on square feet
Obviously, depending on each individual ADU unit; if there are 2-3 bedrooms then 2-3 residents; limit over-renting/illegal renters
Contingent upon size and ammenities, less vs. more
The limit should be what can reasonably stay there in comfort.
Depends on the size of the dwelling unit
Depends on size of unit

St. Michaels Zoning Survey				
Should an accessory dwelling unit be available for rent to lon				
Answer Choices	Responses	Paper	Total	
Strongly agree	24.18%	37	12	49
Agree	39.22%	60	28	98
Undecided	15.03%	23	12	35
Disagree	8.50%	13	5	18
Strongly disagree	13.07%	20	21	41
	Answered	153	78	
	Skipped	4		



St. Michaels Zoning Sur

Comment on question 27:

Answered **59**

Skipped **98**

Respondents Response Date

1 Apr 01 2019 09

2 Mar 29 2019 09

3 Mar 28 2019 06

4 Mar 28 2019 03

5 Mar 07 2019 09

6 Feb 28 2019 05

7 Feb 18 2019 03

8 Feb 16 2019 11

9 Feb 11 2019 03

10 Feb 11 2019 07

11 Feb 08 2019 01

12 Feb 05 2019 02

13 Jan 31 2019 09

14 Jan 30 2019 04

15 Jan 29 2019 05

16 Jan 27 2019 03

17 Jan 24 2019 10

18 Jan 24 2019 02

19 Jan 20 2019 04

20 Jan 20 2019 03

21 Jan 19 2019 07

22 Jan 19 2019 02

23 Jan 12 2019 09

24 Jan 10 2019 07

25 Jan 09 2019 07

26 Jan 09 2019 11

27 Jan 08 2019 10

28 Jan 08 2019 09

29 Jan 08 2019 04

30 Jan 08 2019 02

31	Jan 07 2019 09
32	Jan 07 2019 02
33	Jan 07 2019 08
34	Jan 06 2019 12
35	Jan 06 2019 11
36	Jan 06 2019 11
37	Jan 06 2019 11
38	Jan 05 2019 08
39	Jan 05 2019 05
40	Jan 05 2019 04
41	Jan 05 2019 03
42	Jan 05 2019 10
43	Jan 05 2019 10
44	Jan 05 2019 09
45	Jan 04 2019 09
46	Jan 04 2019 09
47	Jan 04 2019 07
48	Jan 04 2019 05
49	Jan 04 2019 04
50	Jan 04 2019 04
51	Jan 04 2019 04
52	Jan 04 2019 03
53	Jan 04 2019 03
54	Jan 04 2019 02
55	Jan 04 2019 01
56	Jan 04 2019 01
57	Jan 04 2019 01
58	Jan 04 2019 01
59	Jan 04 2019 01

Paper

As of 2/4/2019

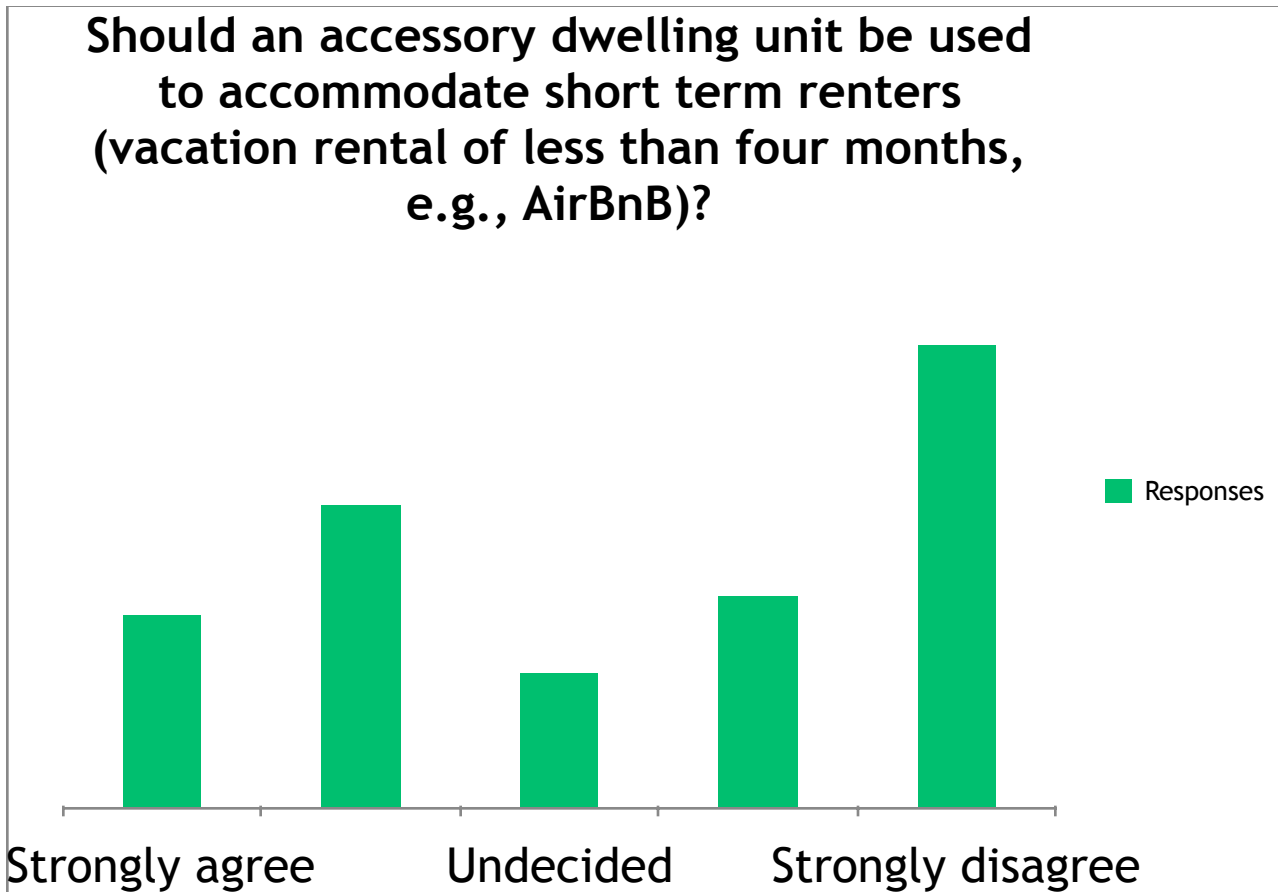
	3/4/19
	4/4/19

Responses
If ADUs are limited to relatives and caregivers, a lease is irrelevant. Otherwise, we should have no ADUs in the residential districts.
Too many variables to consider
Why not
if decent and not overcrowded. See #19
Local workforce
If a home is zoned for renting, I feel long term rentals are fine but I also feel there should be allowances; i.e., teachers, seasonal, etc.
no comment
The definition of accessory dwelling unit needs to be well-defined in order to properly answer this question.
Town wants housing for people involved with Town who are currently economically excluded. If Town is gonna allow accessory units (within reason and regulation), long term tenants are always better for every community.
long term should be a year or more but no more units in the residential districts should be allowed
Long Term should be no less than a one year period of time.
Provides housing for the community
The lack of available rentals won't be addressed by limiting to less than four months
Long term neighbors are better than short term!
It would be difficult to attract people of moderate incomes to live and work in St. Michaels
Fosters stability as opposed to short term rentals.
Encourage the markets to dictate investment so the town can prosper
Again, my comments are clearly stated above.
They shouldn't be allowed at all.
Yes available for long term rentals.
Why not???
.
na
4 months is not long term
I don't agree with the 4 month rental restriction
Only if main residence is the owner's full-time residence, and minimum rental period is one year.
I don't see how this contributes to St. Michael's long-term
As long as it is not short term I am ok as the town desperately needs more rental units if dwelling already exists
4-12 months with 4 month minimum in historic district

If we have to have them.
Long term rental of accessory units should be discouraged.
should be a year rental
Hard to find affordable rent.
Short term or long term whatever the homeowner wants.
You have not described an accessory dwelling unit - one bedroom, two, three - hotel????
also should allow short term rental if it is a primary residence
If there are units available, they will be rented.
Do not have a 4 month limit
not allowed at all.
Just another attempt to micromanage town residents.
Longer terms encourage stability.
Again, only if the owner is on the same property
Why not as long as they are good tenants.
Why not!
These individuals go through background checks, which would identify if someone has criminal (predator) record
No comment.
Makes good sense
Long term should be a year or more.
It depends what is understood by long term
Shortage of rentals for long term is a huge issue which causes labor shortages
n/a
A year would be better
Of course
I would prefer a longer tenant than a transient coming and going all the time
Please no more STRs in town.
No rentals at all
n/a
again, what about parking though?
This is needed to prevent all ADUs being Air BnB
If related, maybe.
Long-term rentals are typically less maintained
Doesn't the existing law apply?
Residents = \$ for our economy
No
Additional parking load on side streets is an issue. Only allowed if owner is full-time resident. Should be at least 6 mo. registered with the town with fees to the town.
Will result in proliferation of garages and guest house rentals
Could be a good source of income for an elderly property owner. Also someone to check in on them.

Provided it is currently approved accessory structure
4 months is more than enough.
Rental requirements must be consistent through entire town, no carve outs
How is this enforceable? If you cannot enforce it, you shouldn't change or add this.
The ones already existing
ONLY If owner residence main property (house)

St. Michaels Zoning Survey				
Should an accessory dwelling unit be used to accommodate s				
Answer Choices	Responses	Paper	Total	
Strongly agree	14.84%	23	9	34
Agree	23.23%	36	15	51
Undecided	10.32%	16	18	34
Disagree	16.13%	25	8	33
Strongly disagree	35.48%	55	29	84
	Answered	155	79	
	Skipped	2		



St. Michaels Zoning Sur

Comment on question 29:

Answered **63**

Skipped **94**

Respondents Response Date

1	Apr 02 2019 01
2	Apr 01 2019 09
3	Mar 29 2019 09
4	Mar 28 2019 06
5	Mar 28 2019 03
6	Mar 07 2019 09
7	Feb 28 2019 05
8	Feb 19 2019 01
9	Feb 18 2019 03
10	Feb 11 2019 07
11	Feb 10 2019 08
12	Feb 08 2019 01
13	Feb 05 2019 02
14	Jan 31 2019 09
15	Jan 30 2019 04
16	Jan 29 2019 05
17	Jan 28 2019 09
18	Jan 27 2019 02
19	Jan 25 2019 02
20	Jan 24 2019 10
21	Jan 24 2019 02
22	Jan 20 2019 04
23	Jan 20 2019 03
24	Jan 19 2019 02
25	Jan 12 2019 09
26	Jan 09 2019 07
27	Jan 09 2019 11

28	Jan 08 2019 10
29	Jan 08 2019 09
30	Jan 08 2019 04
31	Jan 08 2019 02
32	Jan 07 2019 09
33	Jan 07 2019 02
34	Jan 07 2019 12
35	Jan 07 2019 08
36	Jan 07 2019 07
37	Jan 06 2019 05
38	Jan 06 2019 12
39	Jan 06 2019 11
40	Jan 06 2019 11
41	Jan 06 2019 11
42	Jan 05 2019 08
43	Jan 05 2019 07
44	Jan 05 2019 03
45	Jan 05 2019 12
46	Jan 05 2019 12
47	Jan 05 2019 10
48	Jan 04 2019 09
49	Jan 04 2019 09
50	Jan 04 2019 07
51	Jan 04 2019 05
52	Jan 04 2019 04
53	Jan 04 2019 04
54	Jan 04 2019 04
55	Jan 04 2019 04
56	Jan 04 2019 03
57	Jan 04 2019 03
58	Jan 04 2019 02
59	Jan 04 2019 01
60	Jan 04 2019 01
61	Jan 04 2019 01
62	Jan 04 2019 01
63	Jan 04 2019 01
	Paper
	2/4/29

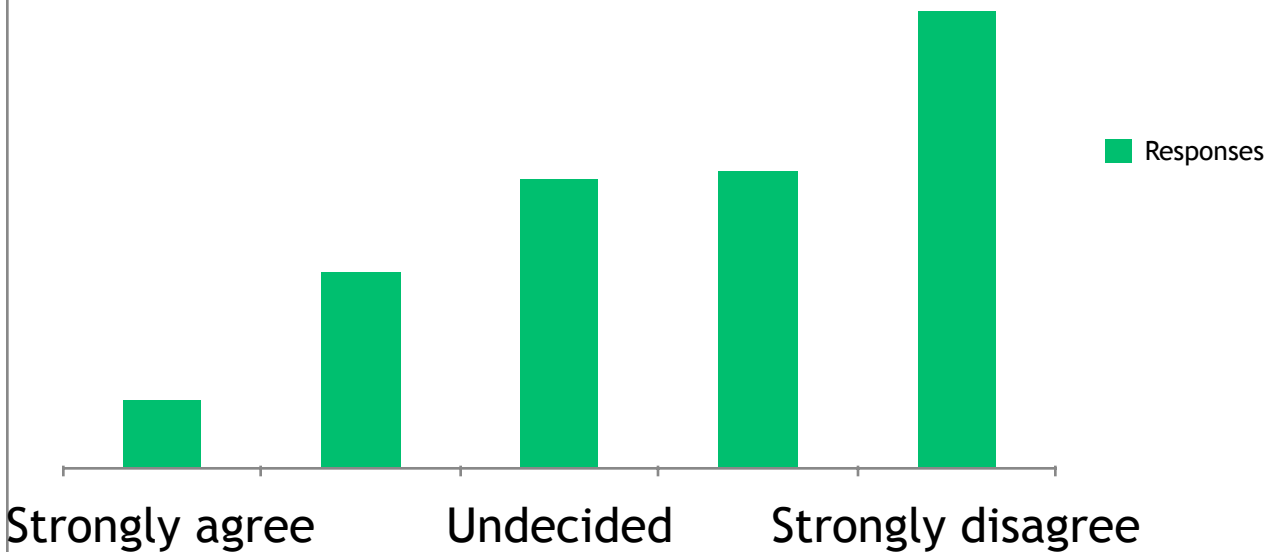
	3/4/19
4/4/19	

No comment
No
If dwelling already exists
not in historic district
Tourism would be a better use.
Accessory units should not be used for short term rental.
needs some minor regulations
Bad for the area!!!!!!!!!!!!
Absolutely no - help our existing B and B's stay viable.
Let's not get carried away
Would bring revenue to the town. Sorely needed.
Absolutely. We need more of these to accommodate tourists.
Already have a number of illegal ones
only if it is the primary residence of the property owner
See comment on question 27.
NEVER
This could be a source of income for resident property owners.
ONLY unless you MANDATE they are permitted, sprinkled, ADA accessible, etc. etc. They must have everything a commercial use must have in order to operate
Again, would appreciate an airing of this issue.
This is not appropriate for the town
If they have proper licensing.
Comments already provided, although I do see where some neighbors may not want renters in the adjacent backyard. Some do buy for the quaint peaceful family feel of the area & not for income generation.
Should be related.
Long overdue
NO STR at all
Weekly rentals lead to environment issues. Garbage noise etc
Only if the owner lives in the main residential property
They need to be taxed and licensed if this is to be allowed in order for it to be fair to operating bnb & inns
n/a
I think that has been debated plenty in this area.
depends upon lot size and owner presence
only if the owners have to pay the same hospitality/hotel tax as the other hotels and B&B's in town
Only if the main dwelling unit is occupied by year round residents.
Will bring more tax money into St. mikes
No rentals
n/a
This needs to be restricted to St. M full-time residents only. And be enforced.
Particularly in the historic district

Doesn't existing town laws have enforcement already in place for STRs
So much depends on Talbot County rules—overuse of swears, water & infrastructure. Anything in moderation.
We need to be smart about this and change with the times
No
Absolutely not. Would change the whole character of St. Michaels. Also would open up town to question of air B&B rentals
Town will become a crowded noisy place driving down home values
Short-term renters are usually here to party. They tend to be loud and disrespectful when walking home from bars or partying late into the night
Why are STRs allowed in residential areas without parking spaces?
If it is in approved zoning
Four months or less, but no short-term weekenders.
Rental requirements must be consistent through entire town, no carve outs
Parking, noise, use of services - congestions are issues
Many VRBO/vacation rentals and other home rental agencies allow SM owners the extra income, ease of rental and keeping rentals occupied!
Cannot police
I'd actually like to have this ability, but it kills actual B&Bs and stuff, it will hurt SDt. Michaels. If they aren't enough for demand, why not though.
ONLY If owner residence main property (house)

St. Michaels Zoning Survey				
Should St. Michaels allow conversion of homes into company				
Answer Choices	Responses	Paper	Total	
Strongly agree	5.19%	8	4	12
Agree	14.94%	23	7	30
Undecided	22.08%	34	20	54
Disagree	22.73%	35	14	49
Strongly disagree	35.06%	54	32	86
	Answered	154	77	
	Skipped	3		

Should St. Michaels allow conversion of homes into company provided employee housing in zoning districts primarily developed with single family dwellings?



St. Michaels Zoning Sur

Comment on question 31:

Answered **59**

Skipped **98**

Respondents Response Date

1 Apr 02 2019 01

2 Apr 01 2019 09

3 Mar 28 2019 06

4 Mar 28 2019 03

5 Mar 07 2019 09

6 Feb 28 2019 05

7 Feb 18 2019 03

8 Feb 16 2019 11

9 Feb 11 2019 07

10 Feb 10 2019 08

11 Feb 08 2019 01

12 Jan 31 2019 09

13 Jan 30 2019 04

14 Jan 29 2019 05

15 Jan 25 2019 02

16 Jan 24 2019 10

17 Jan 24 2019 02

18 Jan 21 2019 02

19 Jan 20 2019 04

20 Jan 20 2019 03

21 Jan 19 2019 02

22 Jan 15 2019 09

23 Jan 12 2019 04

24 Jan 12 2019 09

25 Jan 10 2019 07

26 Jan 10 2019 12

27 Jan 09 2019 07

28	Jan 09 2019 11
29	Jan 08 2019 10
30	Jan 08 2019 09
31	Jan 08 2019 04
32	Jan 07 2019 09
33	Jan 07 2019 07
34	Jan 06 2019 12
35	Jan 06 2019 11
36	Jan 06 2019 11
37	Jan 06 2019 11
38	Jan 05 2019 07
39	Jan 05 2019 05
40	Jan 05 2019 12
41	Jan 05 2019 10
42	Jan 05 2019 10
43	Jan 05 2019 09
44	Jan 04 2019 09
45	Jan 04 2019 09
46	Jan 04 2019 07
47	Jan 04 2019 05
48	Jan 04 2019 04
49	Jan 04 2019 04
50	Jan 04 2019 03
51	Jan 04 2019 03
52	Jan 04 2019 02
53	Jan 04 2019 02
54	Jan 04 2019 01
55	Jan 04 2019 01
56	Jan 04 2019 01
57	Jan 04 2019 01
58	Jan 04 2019 01
59	Jan 04 2019 01
	Paper
	2/4/19

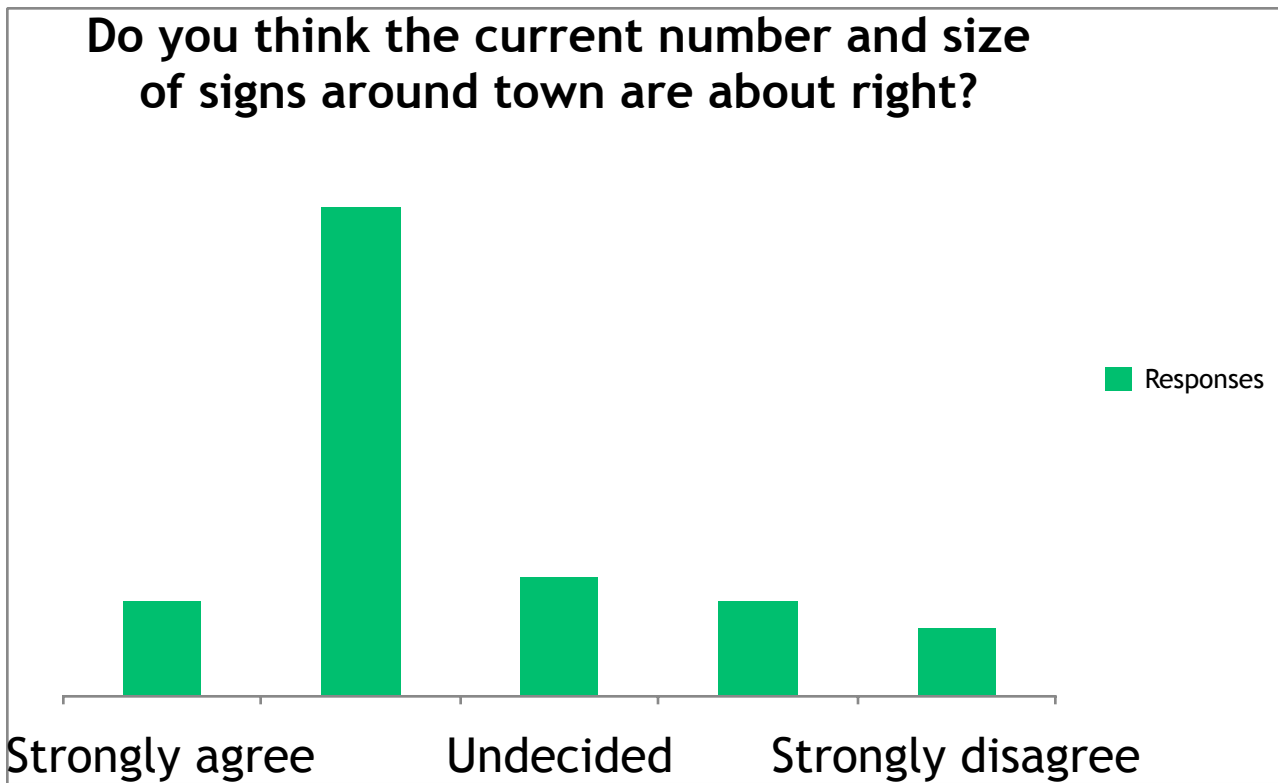
	3/4/19
4/4/19	

Responses
I did not buy my home in the town with any understanding that hostels would be created nearby. In that case, I could have purchased outside of town limits and saved a lot in property taxes
"Company housing" is essentially a rooming house. If apartments are permitted in the zone, ok. Otherwise this would fundamentally alter the nature of the neighborhoods. I don't want my neighbor's house turned into a rooming house, and he doesn't want that for mine either. For God's sake, we're not in Brooklyn.
Not sure
Transient population lowers property values.
Yes.
From my experience, renters of any type know the place they're staying is not theirs and do not treat the homes as their own. This does not apply for everyone, but most.
no comment
There are apartment units available for this need. Others could be built.
it would depend on the laws governing how many could reside in a house. If a company wants to convert a home into multiple apartments to provide long term rental to their employees we should look at governing that so as to not interrupt the residential zone lifestyle
Changes character of town
...as long as occupancy mimicks residential occupancy.
Many neighborhood around college towns have been ruined by these boarding houses
They are part of our community!
Not sure what the impact might be.
This should be limited by size of dwelling and parking. Also, a limit should be set on number of residents. Rules should apply
Let the markets dictate
Dormitories should only be in commercial areas (like CBMM's on Fremont St.)
Let IPC and CBMM build structures on their own properties to house their seasonal employees. But again, our answers are irrlelvent as the town of SM is in the pocket of those two organizations (made obvious by the comical "land swap" the town and CBMM are currently attempting).
No; they are single dwelling residential units. This would destroy the noncommercial nature of the residential section of this town.
They are part of the community too!
.
This should NOT happen.
I don't want historic district houses turning into a cheap apartment
Not in St. Michaels proper.
I understand the need for housing for seasonal employees but not in residential areas
I am not certain what this question is asking.
none

Need more information.
What neighbor would view this as a good idea?
No
No this is the equivalent of rooming houses
It sounds as if someone has made up their mind this is going to happen. What a shame especially because the less affluent areas of St. Michael's will be the target. I'm assuming this won't be happening on Marla and Harold Baines' street.
Question is a real stretch...no
Yes.
Again, as long as they don't create a problem. YES.
Unless in an area which is mixed commercial/residential
need to know more
Horrible idea
Limit number of occupants
Again, let's have open discussion.
Haven't thought about it.
No. This is not appropriate for the town
could be a problem with upkeep and privacy
If it reflects the neighborhood look and feel, why not
Concerned about whether they will look like single family homes & consistent w/neighbors architecture. There are places that rent rooms and maintain lovely historic appeal, like Dodson House. If not we'll managed could degrade neighbors property values.
Not sure what this means.
Makes good sense
as in CBMM or IPC? tough question would I want a house full of young shipwrights right next to my house, NO way but I understand the issue. I lived out in the country 40 yrs ago and had a great time.
St.Michaels should allow low cost housing to be built
n/a
Only if # of residents is restricted. CBMM is the obvious beneficiary of this.
As long as they are maintained and subject to regular town code enforcement
depends upon the number of units
as a business owner a problem I deal with is housing for my employees
As long as they have agreed to certain property rules.
would depend on the details of the code
No
n/a
would it be one family per home or a group of employees? that makes a difference. one long term rental family should not be a problem.
Why not?
Company owners should live there too
This will only create slums
There are other options, we are not San Francisco

Are you kidding? barracks for seasonal or migrant employment?
Need to know more
I would agree with allowing a company to own the house and provide it as housing to one employee and family. But the word "conversion" implies changing to multiple tenants, if so, NO.
Again, possibility of over-crowding—infrastructure, etc.
Depends on the #
Multi unit work force housing or rentals should only be in commercial list. like CBMM project
NO! This will increase density and lower home values!
If company maintains property and is responsible to complaints, inquiries. Don't want to over burden police.
Don't think I oppose, but don't understand the issue fully.
Should stay primary residential. Parking, noise, overcrowding would occur
The character of single family neighborhoods should be preserved. Push to perimeters.
If ADUs/rentals allow for our seasonal employees to have a safe, clean legal rental space, then it will only increase hardworking, paying residents in SM.
Contingent on owner, no way to police.

St. Michaels Zoning Survey				
Do you think the current number and size of signs around town are about right?				
Answer Choices	Responses	Paper	Total	
Strongly agree	11.04%	17	8	25
Agree	56.49%	87	38	125
Undecided	13.64%	21	12	33
Disagree	11.04%	17	8	25
Strongly disagree	7.79%	12	11	23
	Answered	154	77	
	Skipped	3		



St. Michaels Zoning Sur

Comment on question 33:

Answered **52**

Skipped **105**

Respondents	Response Date
1	Apr 01 2019 09
2	Mar 30 2019 08
3	Mar 28 2019 06
4	Mar 07 2019 09
5	Feb 28 2019 05
6	Feb 19 2019 08
7	Feb 18 2019 03
8	Feb 16 2019 11
9	Feb 11 2019 03
10	Feb 11 2019 07
11	Feb 08 2019 01
12	Jan 31 2019 09
13	Jan 29 2019 05
14	Jan 28 2019 09
15	Jan 24 2019 10
16	Jan 24 2019 02
17	Jan 20 2019 04
18	Jan 20 2019 03
19	Jan 19 2019 02
20	Jan 15 2019 09
21	Jan 14 2019 02
22	Jan 12 2019 09
23	Jan 09 2019 07
24	Jan 09 2019 11
25	Jan 08 2019 10
26	Jan 08 2019 09
27	Jan 08 2019 04
28	Jan 07 2019 09
29	Jan 07 2019 08
30	Jan 07 2019 07
31	Jan 06 2019 12

32	Jan 06 2019 11
33	Jan 06 2019 11
34	Jan 05 2019 07
35	Jan 05 2019 10
36	Jan 05 2019 10
37	Jan 05 2019 06
38	Jan 04 2019 09
39	Jan 04 2019 09
40	Jan 04 2019 07
41	Jan 04 2019 05
42	Jan 04 2019 04
43	Jan 04 2019 04
44	Jan 04 2019 03
45	Jan 04 2019 03
46	Jan 04 2019 02
47	Jan 04 2019 01
48	Jan 04 2019 01
49	Jan 04 2019 01
50	Jan 04 2019 01
51	Jan 04 2019 01
52	Jan 04 2019 01
	Paper
	2/4/19

	3/4/19
	4/4/19

Responses
Clutter
More signs clearly marking locations of commercial businesses would be more helpful. Not using the black/white historical signage would be helpful. They are hard to see at night & on rainy days.
Seems good
I haven't had a problem with the number of signs
no comment
Municipal signs are WAY overdone. Most unnecessary!! Count how many on Talbot St.,you will be shocked.
businesses off mainstream struggle to identify the type of business and location with the small black street sign available.
There are too many signs and flags. This makes clutter which can render any sign less effective. A basic design principle.
Size is fine, and a limit on artificial light is fine, but signs are looking rundown and unloved. A fresh look and some paint would make everyone happier.
square footage regulations exist that properly cover hanging and tent type signs already
no increase in sign size or placement is needed.
Don't really pay attention
Could possibly use more signage for points of interest and visitor parking.
Depeneding on how certain buildings are situated they should be allowed more signage
Chalkboard signs are ridiculous. Businesses are suffering, including mine, from silly restrictions.
Just need to be more carefully posted so all are readable.
Seems inconsistent. Some shop owners are allowed signs perpendicular to Talbot or another street, whereas other businesses have to hang their signs on the building (parallel to the street).
Way too many road & directional signs. Not enough store signs.
.
Signage should be kept small
Can't think off the top of my head of anywhere lacking in signage
yes I agree.
none
There seem to be too many traffic signs, but we assume nothing can be done about that.
No comment
Way too many signs looks very tacky and I hate all the signs that are hung on the far too many telephone poles
n/a
na
too many!
The signs and both tasteful and helpful.
Perfect.

Signage needs to be redone -- both for town signs and individual businesses to conform to a standard.
It is getting rather messy
Not cluttered or "tacky" looking currently
Should not be allowed to become too cluttered
We need a sign at every crosswalk.
Too many signs! Too many ugly unkept signs! We need a lot of regulation in the signs to beautify the town. Now, entering the town looks messy and not in keeping with Saint Michaels natural beauty.
I think the size sign for some businesses could be increased; don't need any more traffic signs though
Visitors need to be able to see where attractions are. This is such a tough one, as it's hard to balance attention getting & tasteful and everyone's opinion
Need more appropriate signage.
Should prohibit neon and flashing signs
define signage is stuff signage? tee shirts, whirly gigs etc. again, ordinances are only as good as the enforcement
More signs would be an overload and confusing
n/a
Starting to tip over the edge of too many
Are you talking about town/state roadway signage or business signage?
signage is too restrictive
Mostly okay.
street signs could be replace and updated
Need more signage to promote businesses
n/a
number on a single property should be limited though
Looks tacky
A little more wouldn't hurt but too much threatens the character of our town.
Need to be more informed, please
Some of the signs can be modernized. Don't think town needs to go over the top with number or size of signs but some upgrades in messaging and aesthetics may be possible
Need wayfaring sign for tourist
They need to be larger for better visibility
No more signs needed
Too many t-shirts hanging outside
Generally number of signs are adequate. Need some additional signs on nature trail, parks and playgrounds
Signage limits are too small and HDC rules are too strict for temporary signage
Too many signs, no standard sizes
The signage regulations are out of control
Equal enforcement
It's always about consistency and keeping with the culture of the Town.
Failure to allow museum signs or other non-profits does not benefit tourism.

Permits should be universal, not subjective! Permits on signs, flags, and commercial displays are ridiculous! Ms. S. Abel has allowed/fined business owne4rs inadequately and quite unfairly. This is a historical town. Owners have been allowed to hand what-ever they want on Talbot Street. SM is NOT the Jersey Shore.

More consistence, and less signage

Too many sign take away the beauty of the town

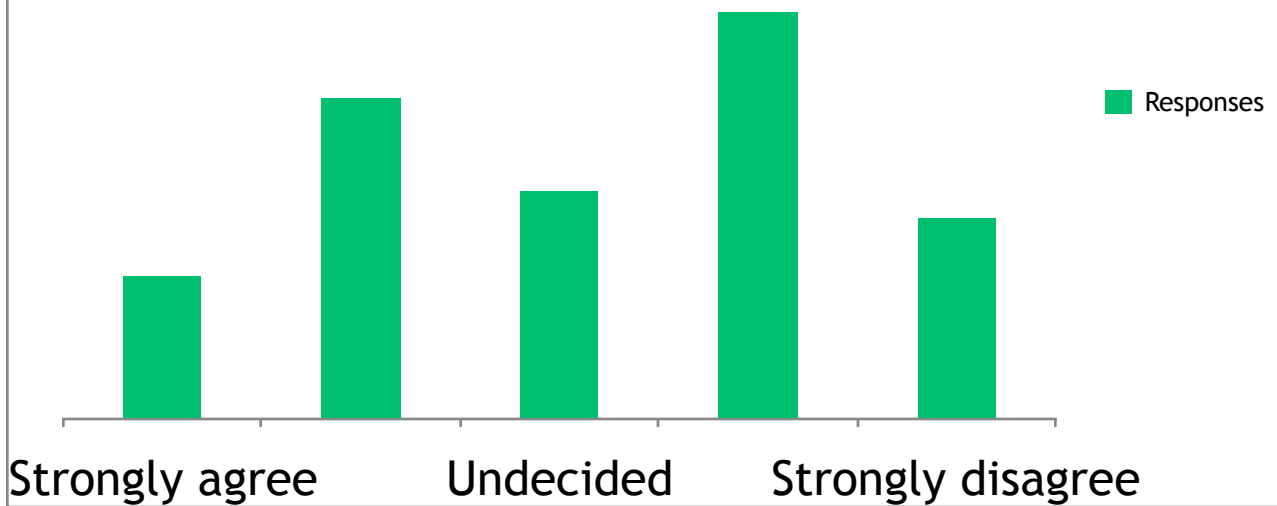
Be more specific, street or storefront signs

Be more specific, street or storefront signs

Too many

St. Michaels Zoning Survey				
Should Town officials consider adding more signs in the public way directing visitors (wayfinding signage) to public and private goods and services offered off the Talbot Street (Route 33) corridor?				
Answer Choices	Responses	Paper	Total	
Strongly agree	11.04%	17	10	27
Agree	24.68%	38	18	56
Undecided	17.53%	27	20	47
Disagree	31.17%	48	17	65
Strongly disagree	15.58%	24	13	37
	Answered	154	78	
	Skipped	3		

Should Town officials consider adding more signs in the public way directing visitors (wayfinding signage) to public and private goods and services offered off the Talbot Street (Route 33) corridor?



St. Michaels Zoning Sur

Comment on question 35:

Answered **67**

Skipped **90**

Respondents Response Date

1 Apr 01 2019 09

2 Mar 29 2019 09

3 Mar 28 2019 06

4 Mar 28 2019 03

5 Mar 07 2019 09

6 Feb 28 2019 05

7 Feb 18 2019 03

8 Feb 16 2019 05

9 Feb 16 2019 11

10 Feb 11 2019 03

11 Feb 11 2019 07

12 Feb 10 2019 08

13 Feb 05 2019 02

14 Jan 31 2019 09

15 Jan 29 2019 05

16 Jan 28 2019 10

17 Jan 28 2019 09

18 Jan 27 2019 11

19 Jan 25 2019 02

20 Jan 24 2019 10

21 Jan 24 2019 02

22 Jan 21 2019 09

23 Jan 20 2019 04

24 Jan 20 2019 03

25 Jan 19 2019 02

26 Jan 16 2019 08

27 Jan 15 2019 09

28 Jan 14 2019 02

29 Jan 12 2019 09

30	Jan 10 2019 10
31	Jan 10 2019 12
32	Jan 09 2019 08
33	Jan 09 2019 07
34	Jan 09 2019 11
35	Jan 08 2019 10
36	Jan 08 2019 09
37	Jan 08 2019 04
38	Jan 08 2019 02
39	Jan 07 2019 09
40	Jan 07 2019 07
41	Jan 06 2019 12
42	Jan 06 2019 11
43	Jan 06 2019 11
44	Jan 05 2019 07
45	Jan 05 2019 02
46	Jan 05 2019 12
47	Jan 05 2019 10
48	Jan 05 2019 10
49	Jan 05 2019 09
50	Jan 05 2019 06
51	Jan 04 2019 09
52	Jan 04 2019 09
53	Jan 04 2019 07
54	Jan 04 2019 05
55	Jan 04 2019 04
56	Jan 04 2019 04
57	Jan 04 2019 04
58	Jan 04 2019 03
59	Jan 04 2019 03
60	Jan 04 2019 03
61	Jan 04 2019 02
62	Jan 04 2019 02
63	Jan 04 2019 02
64	Jan 04 2019 01
65	Jan 04 2019 01
66	Jan 04 2019 01
67	Jan 04 2019 01

Paper

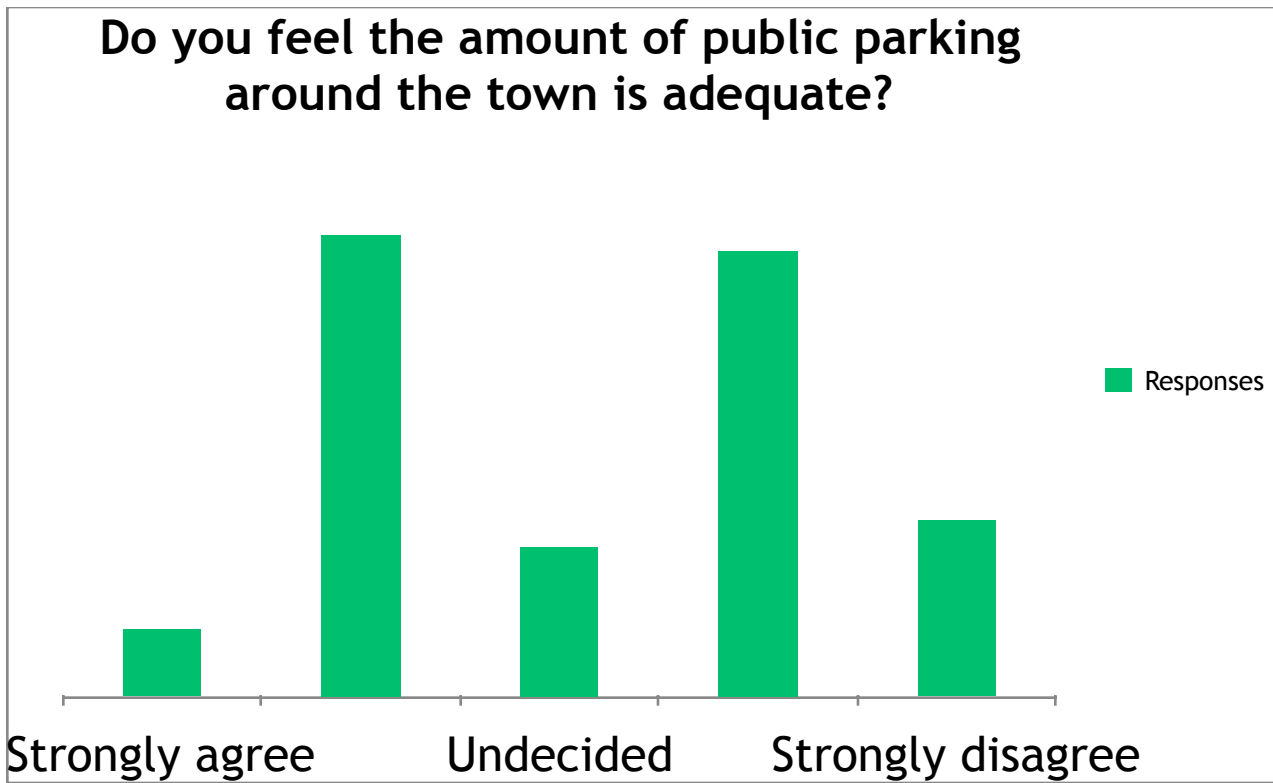
[Shaded Area]	
	2/4/19
	3/4/19
4/4/19	

Responses
The public services are the town hall and parking. They are marked. Much of Talbot Street is in the historic district, which has its own rules on signage. Signs for off-33 businesses? No. We already have some on the street signs; that's enough.
People always seem lost and confused as to where to go. Nice st Michaels signage wild also add to the towns look
I think there are enough signs
Visitor Center, plus maps are "small town" sufficient.
We've got plenty.
I like helping others. Additional signs can lead to less confusion.
no comment
Also signs back to Commercial areas
There is enough. With too many signs, you don't see them as well.
would be helpful to place signs off of Talbot St, so visitors can find their way back to Talbot Street. They get turned around.
wayfaring signs have been looked at in the past but the businesses must pay for their signage if it is to be erected
Ugly and unnecessary. Mobile devices ubiquitous. Install public wifi instead.
I have been living here in town for 3 years. A lot of tourists seem confused about where things are
Farmers Market
Ditto, #34 comment.
It would depend on size and qty. Tastefully done Sosa to not detract from the quaint feel of the town. Too slick and we will feel like a resort or theme park
Public restrooms could be hard to find if your not a local
No more signs.
Tasteful signage similar to current on street sign posts should be used
It's about time
A few more maps like the one in Muskrat Park would be a better service and highlight the SMBA kiosk on Mill St.
it is not the job of the town to advertise for business
There is adequate signage now.
Don't need signs anymore. Everyone has GPS!
.
There are ample ways of getting that information.
the town is not that big that it needs more signage to find a place. People can easily use their phones for this.
If you can think of a place where it is needed
I have not noticed but have not had guests complain about it

We have enough signs.
I believe anything that can be done to support town business would be an asset.
Small sign keep the town quaint. Don't go a changing.
none
There are plenty of signs already.
No comment
No
n/a
case by case
na
If done tastefully like current signs then perhaps a few
No need...everyone has access to google and yelp to find attractions.
Yes. Attractive signs will be helpful to tourists and businesses.
Small directional signs are OK, huge permanent ones are not
Visitors can use technology instead
The present signs are already a distraction to Talbot Street drivers. Review the number of pedestrian/vehicle accidents that occur on the drive thru town.
There is sufficient signage.
Visitors tend not to know anything they can't see from Talbot St.
Not necessary
business is essential in downtown St. Michaels
I agree if the signs are beautiful and are in keeping with the historical nature of the town
We have enough signs; we are not that big of a town that people can't figure it out if not.
Covered above. For goodness sake, there isn't even a sign for the car museum! How are visitors to find it or know it exists as an option while visiting?
Good plan.
Depends on what is being proposed
Really! who doesn't have Maps on their phones? No ...
We do not need anymore signs
Visitors can discover those by themselves
we have more than enough
Would be too distracting for our crowded streets
Farmer's Mkt sign should be on the sidewalk!
I think there are similar village signage examples on Long Island we could emulate.
There is already too much visual stimuli on Talbot St.
Some need more. Some need better. Some can be removed. Question is too vague
Only if the lack of causes traffic or accidents. There are plenty of signs on Talbot. Oh...the one way sign by the pharmacy maybe needs a better position as visitors constantly go the wrong way.
More signs are not needed. Better signage is needed
Yes
n/a

Unnecessary with Google maps on internet devices.
Need to be more informed, please
Some of the signs can be modernized. Don't think town needs to go over the top with number or size of signs but some upgrades in messaging and aesthetics may be possible, something to consider without being excessive.
Long over do
No more signs needed.
No more signs.
Depending on location and design some signage would be good & helpful—but not to be too commercial
Adequate as is, most people use google maps anyway.
Dont need major revamp of signs. Too many signs already. Need a few additional signs for nature trail, parks and playgrounds.
Town is small enough that non-residents can find these without signage. How about maps printed in town and available in stores?
Its all available on their smart phones, why clutter the sidewalk and streets?
Let the business do whatever it takes to make money.
The URL idea was a good unobtrusive alternative
Only if fairly dispersed.
Especially restaurants, hotels, marinas, museums
If St. Michaels Museum cannot currently provide signs on Talbot Street four tours, exhibits, etc.
For public services, maybe...private, no.
Visit Bluffton, SC! Classic, universal historical and international signs will only increase tourism.
A total rehab is needed
Maybe business owners should invest in signs/billboards heading into town for more advertisement, especially for events?
Better use of signs
Signage is adequate
Signage is adequate

St. Michaels Zoning Survey				
Do you feel the amount of public parking around the town is adequate?				
Answer Choices	Responses	Paper	Total	
Strongly agree	5.16%	8	7	15
Agree	35.48%	55	30	85
Undecided	11.61%	18	7	25
Disagree	34.19%	53	19	72
Strongly disagree	13.55%	21	19	41
	Answered	155	82	
	Skipped	2		



St. Michaels Zoning Sur

Comment on question 37:

Answered **70**

Skipped **87**

Respondents Response Date

1 Apr 02 2019 01

2 Apr 01 2019 09

3 Mar 31 2019 01

4 Mar 30 2019 08

5 Mar 29 2019 09

6 Mar 29 2019 08

7 Mar 28 2019 06

8 Mar 07 2019 09

9 Feb 28 2019 05

10 Feb 18 2019 03

11 Feb 16 2019 05

12 Feb 16 2019 11

13 Feb 11 2019 03

14 Feb 11 2019 07

15 Feb 08 2019 01

16 Feb 05 2019 02

17 Jan 31 2019 09

18 Jan 30 2019 04

19 Jan 29 2019 05

20 Jan 27 2019 11

21 Jan 24 2019 10

22 Jan 24 2019 02

23 Jan 21 2019 02

24 Jan 20 2019 08

25 Jan 20 2019 04

26	Jan 20 2019 03
27	Jan 19 2019 07
28	Jan 19 2019 03
29	Jan 19 2019 02
30	Jan 16 2019 08
31	Jan 15 2019 09
32	Jan 14 2019 02
33	Jan 12 2019 04
34	Jan 12 2019 09
35	Jan 09 2019 07
36	Jan 09 2019 11
37	Jan 08 2019 10
38	Jan 08 2019 09
39	Jan 08 2019 04
40	Jan 08 2019 02
41	Jan 07 2019 09
42	Jan 07 2019 08
43	Jan 07 2019 08
44	Jan 06 2019 05
45	Jan 06 2019 12
46	Jan 06 2019 11
47	Jan 06 2019 11
48	Jan 05 2019 04
49	Jan 05 2019 02
50	Jan 05 2019 12
51	Jan 05 2019 12
52	Jan 05 2019 10
53	Jan 05 2019 10
54	Jan 05 2019 09
55	Jan 05 2019 06
56	Jan 04 2019 09
57	Jan 04 2019 09
58	Jan 04 2019 07
59	Jan 04 2019 05

	4/4/19

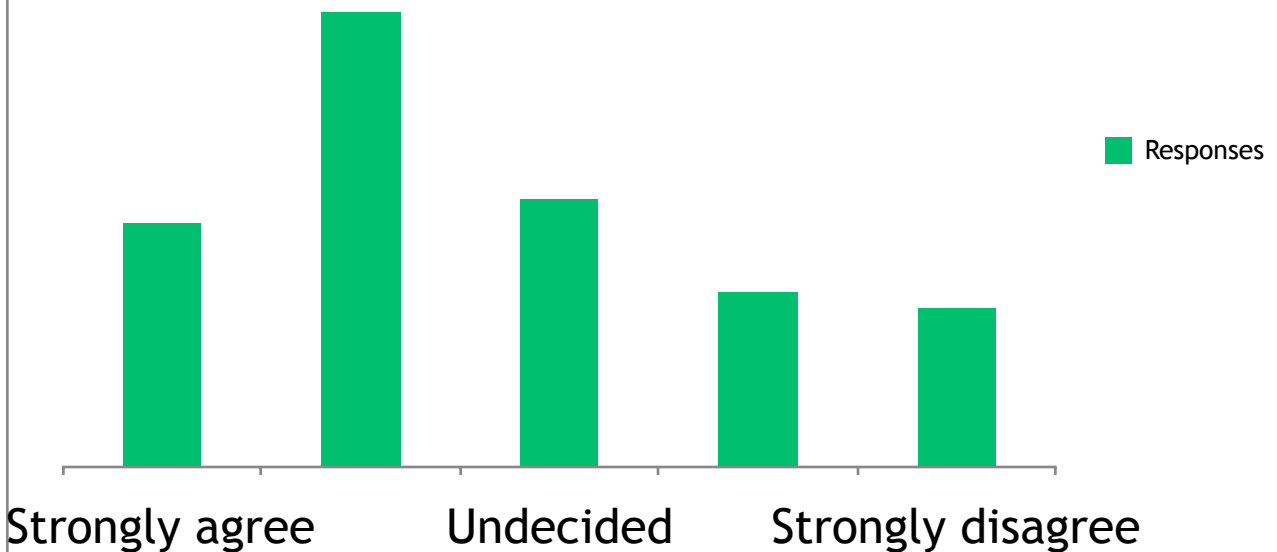
Sometimes it's crowded during events
Should be free
there are better uses for publicly owned property
.
More parking adjacent to Talbot Street should be used for parking. Talbot Street is at times very congested.
it only seems to be a problem is there is a big festival on a weekend in the summer. the events seem to do a great job using the school for suplimental parking.
Not in the summer on weekends
I think parking is adequate, but people might not know, so signage fine. Also in summer, I think parking at the school should be encouraged
there is not enough parking PERIOD
none
Assume some of the old Acme parking will be available again soon.
I'm still trying to figure out why the skateboard park was removed as I understood this would be converted to parking yet that has never happened.
No
n/a
permanent residents, especially in the historic district, should receive assigned parking for there property frontage on town streets
na
Parking is an issue during weekends in the summer months, otherwise amount of parking is fine.
parking should be at high school on weekends and bring back alternate transportation
Main Street is congested due to on street parking. Its borderline unsafe.
Fine.
Only issue when big festival or museum event, otherwise, seems adequate.
Should get rid of parking on 33 and add some lots
should be no parking to commercial units in residential area, i.e. Grace St. Additionally, no commercial employee parking same.
How many people can you cram into the town limits?????
Additional public parking is a critical need in the Town
SM was neither designed not developed to accommodate vehicles, so there will never be sufficient parking in peak seasons. Autonomous vehicles that "roam" the city will someday need to move to for tourists but also elderly residents.
Could use more off-street parking (such as municipal lot behind Pemberton Pharmacy).
Can be problematic in the summer
we need more as some parking is restricted.
On busy days, our street, E. Chestnut, is packed with cars. It would be nice to get the cars of the street for town beauty as well as convenience for visitors. When we visit towns, we are always delighted by easy parking with good signage nearby to direct us.
For the most part agree, for special occasions it's hard but fortunately the school parking can be used and the CBMM parking.
There are peak event related times when parking a real challenge. But lots are not charming.
Need more off street parking.
Parking on side streets (i.e, Grace St.) is inadequate

workers/employees are parking on residential streets taking residential spots as well as customer spots ... they park for 8-10 hours day after day
There is plenty of parking - also St.Michaels School has ample parking
parking is a nightmare during summer months and special occasions
I think the old Acme site should have been made into a park at the very front and parking on the back half.
I would leave this up to an expert in this area to tell the town what's appropriate and how we compare
parking is inadequate, as experienced on Running Fest and Wine Festival weekends
there is not enough public parking.
If people use the school lots on the weekends there is plenty. Aside from the running festival I don't see over flow.
Need more
n/a
sometimes yes and sometimes no
And people in residential areas should not be allowed to put cones and signs in front of their homes to disallow parking
Two things the town needs are parking and public restrooms
No and never will be, not unless cars shrink in size/vehicle decrease
Only on a rare occasion is town so busy that there is no parking anywhere
Need to be more informed, please
We could have more parking
If continued development is allowed there will be insufficient parking
If more parking is added it should be paid parking
However long term daily/evening parking on Thompson St (southside) should be abolished. Many times driveways are impacted for owners.
Need more.
Side street parking is maxed out on summer and event weekends. Without additional parking the town has already exceeded its tourist maximum
Try to park on Talbot Street in June/July/August.
Need more lots for weekend visitors with shuttle into town
Mill business parking spills over to residential streets. Running Fest is no longer contained at school parking
The town bought doctors office tore it down to build a state-of-the-art police station. It should be a parking lot.
Residents are unable to find parking near their homes due to visitor and business employees using all spaces
Parking situation is absurd. Town has had opportunities to alter but takes no action.
Except for major weekend events.
But parking at SM Library is limited. But shuttle service from schools would help. Also residential spaces are needed.
Always need more parking, especially on holidays
Pay-to-park is a possibility
Perhaps 6 weekends a year outside assistance is needed
It usually is adequate, but it can get congested at times.

I walk almost everywhere
Could use more parking, realize that may be difficult
Could use more parking, realize that may be difficult
Residents should not be allowed to use cones that say no parking
When needed, direct cars visitors to parking
Places undue burden on residential streets
Especially handicap!!!

St. Michaels Zoning Survey				
Would you support modifying the current 35-foot building height limit to allow a minimal height exception for buildings located in the floodplain?				
Answer Choices	Responses	Paper	Total	
Strongly agree	18.71%	29	9	38
Agree	34.84%	54	25	69
Undecided	20.65%	32	18	50
Disagree	13.55%	21	10	31
Strongly disagree	12.26%	19	17	36
	Answered	155	79	
	Skipped	2		

Would you support modifying the current 35-foot building height limit to allow a minimal height exception for buildings located in the floodplain?



St. Michaels Zoning Sur

Comment on question 39:

Answered **55**

Skipped **102**

Respondents Response Date

1	Apr 01 2019 09
2	Mar 28 2019 06
3	Mar 07 2019 09
4	Feb 28 2019 05
5	Feb 18 2019 03
6	Feb 16 2019 05
7	Feb 16 2019 11
8	Feb 11 2019 03
9	Feb 11 2019 07
10	Feb 10 2019 08
11	Feb 08 2019 01
12	Jan 31 2019 09
13	Jan 29 2019 05
14	Jan 28 2019 09
15	Jan 27 2019 03
16	Jan 25 2019 02
17	Jan 24 2019 10
18	Jan 24 2019 02
19	Jan 20 2019 04
20	Jan 20 2019 03
21	Jan 19 2019 02
22	Jan 16 2019 08
23	Jan 14 2019 02
24	Jan 12 2019 03

25	Jan 12 2019 09
26	Jan 10 2019 07
27	Jan 09 2019 07
28	Jan 09 2019 11
29	Jan 08 2019 10
30	Jan 08 2019 09
31	Jan 08 2019 04
32	Jan 08 2019 12
33	Jan 07 2019 09
34	Jan 06 2019 11
35	Jan 06 2019 11
36	Jan 05 2019 08
37	Jan 05 2019 04
38	Jan 05 2019 02
39	Jan 05 2019 12
40	Jan 05 2019 10
41	Jan 05 2019 09
42	Jan 04 2019 09
43	Jan 04 2019 07
44	Jan 04 2019 05
45	Jan 04 2019 04
46	Jan 04 2019 03
47	Jan 04 2019 03
48	Jan 04 2019 02
49	Jan 04 2019 02
50	Jan 04 2019 01
51	Jan 04 2019 01
52	Jan 04 2019 01
53	Jan 04 2019 01
54	Jan 04 2019 01
55	Jan 04 2019 01
	Paper
	2/4/19

	3/4/19
4/4/19	

Responses
Each structure in the floodplain (which floodplain?) should be considered on its own. The zone really makes a difference. The major considerations should be scale, balance and streetscape. This is going to be affected by the flooding studies which are just beginning. I don't think we should get out in front of those studies. Best to proceed on an ad hoc basis.
Makes sense
No opinion
If any building blocks the view of the water or of the town for current residents, it's rude and inconsiderate. People primarily purchased their homes for the view.
no comment
Allow a few feet variance in floodplain.
This would result in a complete change to the look of the town rendering the historic buildings less desirable. This is already happening with historic houses which are raised high and expanded. They dwarf surrounding buildings and change the general appearance of the town.
We just went through this: We all need HVAC units elevated, OFF the dirt. The height restrictions for HVAC units in the sideyard setbacks are antique. Let people ELEVATE their HVAC safely. Lots of other towns let people even build a shelf off the side of the house to ELEVATE the HVAC. And then we plant greenery to hide it. PLEASE.
first the fire department should be asked to sign off on any change but I do not favor adding height to any building because of location because it impacts property value of surrounding buildings.
Be specific. What are you thinking?
I think the issue of height is one better ruled on by the Fire Department.
This is likely to be the new normal.
Not sure what purpose it would serve.
Let's help people not have their homes/businesses flood!
perhaps on a case by case basis to assess actual need and intent
Depends on the reason for the height increase, e.g. stilts to raise the building off the ground
Minimal height exceptions is appropriate
The newer buildings would dominate the cityscape and harm the historic appearance of the town.
Again, people have a choice where to buy and live. If they want 2.5 stories, then buy outside of the floodplain.
if the buildings were higher they would impede everyone else's view. Bad idea!
minimal
It would drastically change the look of the town.
Need to adapt to rising sea levels
General comment. If respondents are unidentified what prevents a person with a vested interest from submitting multiple surveys?

I own one of these homes. I have constant water in my basement and I would like to raise bc of it.
Don't increase the building height limit
none
There seems no need.
No comment
No
n/a
People purchased the property knowing its limitations
na
Absolutely!
Describe 'minimal' - easy to abuse
I would want to know what height is being considered before I would agree to a modification.
Only in the floodplain and only to allow pilings, etc. to escape potential flooding.
What will become of "quaint" St. Michaels?
I can see the need and positive aspects of buildings tall enough to take in all of the beauty of the town and our environs.
Only if it was to raise an existing building. Not to build additional stories
please build a dog park!
I think the current rules are adequate.
Agree
Sea level rise justifies the change
People know beforehand that their property is located in the floodplain
why block the view ?
Not along Talbot St.
The code should be 35 feet above any flood plain requirements.
What are the implications of doing this
I do know enough to make a comment
Many of the homes near the harbor are huge and out of place in this quaint town. The town is becoming unquaint in my opinion due to these megahomes. If they go out they shouldn't be allowed to go out as much. There needs to be some compromise.
would depend on the details. No buildings on stilts
Yes
n/a
depends on what you consider a minimal exception, not enough data to answer
This will completely take away from our shoreline beauty
Other areas around us allow 38' to 40' so we should match that
Need to be more informed, please
The scale of taller structures would contrast negatively to existing structures
This is a must
Height limits should stay at 35'. You change to perspective of residents going higher.
Within reason and subject to planning permission
Keep as is

The number one issue that may devastate the town in the next 25 years is sea level rise. Any new construction or major renovations should consider the 2'projected 2050 sea level rise on top of the 100 year flood plain projection
It's only fair. Property owners cannot help if their property is in the floodplain.
Exceptions should be considered on a case-by-case basis.
Don't understand what this means
3-5 ft, but not enough to add parking & storage under the building
YOU DON'T WANT PEOPLE TO FILL OUT THIS SURVEY. THIS TOWN IS ONE OF THE RICHEST IN THE STATE AND YOU CANT INCLUDE AN ENVELOPE WITH POSTAGE! UNBELIEVABLE !
Such projects should be reviewed.
Existing structures only
And all secondary buildings should be limited. 25" buildings in general are not appropriate in Town.
Depends on the amount of impervious surface surrounding said structure. Height matters less.
No. Purchasers knew requirements when they bought the property
We live in flood plain and are thinking of adding second story
This change would negatively impact the character of the town. If you do this it should not be in the town center
We are a village, not a city!!!
Would also allow increased hight limit to residents near flood plain to be considered case by case.
Yes and it's a matter of time
They'll just need to work in the space they have, not extending height=smaller buildings