

ISSUE:

Marinas/Boatyards/Yacht Clubs

Prior to 1992, many Marinas/Boatyards/Yacht Clubs in Baltimore County operated by Special Exception in residential zones. Legislation was adopted in 1992 that created three new zoning classifications: Business Maritime Marina (BMM), Business Maritime Boatyard (BMB), and Business Maritime Yacht Club (BMYC). These new classifications relieved the hardship on marina owners from constantly seeking variances to continue to operate their business, and it relieved the hardship to the community from opposing these variances where necessary.

Within the Back River growth plan area, there are twelve water dependent boating facilities. These twelve facilities have been zoned as Marina/Boatyard or Yacht Clubs. These ten facilities occupy approximately 55 acres.

Four of the facilities are zoned Business Maritime Boatyard (BMB) covering 10.15 acres. One facility is zoned Business Maritime Yacht Club (BMYC) and covers 10.19 acres.

The remaining eight facilities covering approximately 34 acres are zoned BL, DR, and RC with special exceptions to be Marina/Boatyards and Yacht Clubs.

In addition to the zoned marinas, there are numerous "bootleg" marinas where many boats are kept at private residences which are not zoned for marina use.

RECOMMENDATIONS FOR MARINAS/BOATYARDS & YACHT CLUBS:

1. Continue to enforce zoning, Critical Areas regulations, and other legislation to protect existing communities and the environment, the spirit of these regulations and policies being of equal or greater significance than the letter of the law.
2. Boat slips at private piers should be limited to 4 or 6 boats per property, depending on water frontage of each property.
3. Marine related businesses, DEPRM and the community should continue to alert boaters of legal and moral obligations to dispose of litter and waste properly.
4. All marinas should strive to participate in Maryland's DNR Clean Marina Program.

The Lower Back River Neck Community Plan Advisory
Marina Subcommittee
Meeting held July 6, 2007
Members Present:
Bob Palmer
Dennis Peterson
Richard Bruzdziński
Joan Kramer