

Board of Port Wardens

Shoreland Development Definitions Summary

March 1, 2023

Definition Types

- **Major:** Work done more than **6'** channel ward of MHW line, or any fill of more than 5 cubic yards placed channelward of the MHW line
- **Minor :** Any shoreline work not considered a major

Ocean City Code

- **20%** maximum of waterway width for channel ward projection of structures*
- **40'** of navigable waterway to be maintained*
- *Note: Canals with less than 40' of navigable waterway must construct new bulkhead in the same foot print as the existing, providing a licensed engineer has not ascertained the primary structure is structurally jeopardized
- **50'** maximum channel ward projection of structures
- **6'** maximum width for any parallel dock or perpendicular pier
- **200 Sqft.** maximum for any structure parallel to shoreline. (perpendicular piers do not count in calculation but floating docks do)
- **5'** lateral line setback from adjacent properties to be maintained
- **4** moorings maximum on any property
- **1** pier maximum on any property
- Parallel dock and perpendicular pier on same property must be attached and not separated
- **3'** MLW line required for floating docks or **2'** for perforated floating docks
- **3'** MLW line or more considered navigable water way.
- Waterway width measuring procedure is face of whaler to face of whaler, or face of whaler to far edge of navigable water way if one side is not developed.
- Floating docks follow same guidelines and also require building permit

Fee Structures

- Ocean City
 - Major Fee: \$287.00
 - Minor Fee: \$138.00
- State MDE
 - Pier/Dock Fee: \$750.00
 - Bulkhead Fee: \$500.00
 - Platfrom/finger pier: \$300.00
 - Mooring Piles: \$300.00
 - Boat/PWC Lift Fee: \$300.00
 - Lift on existing Poles: No fee

Discretionary Factors as Defined by:

Section 106-36

Article 4

Other Consideration and Grant or Denial of Permit Applications

- a.** The Board of Port Wardens, in considering any applications, shall make specific findings of fact with regard to the following:
1. Environmental Impact
 2. Navigational Impact
 3. Recreational potential
 4. Commercial benefit to Ocean City
 5. The impact of the proposed construction upon the surrounding neighborhood and upon property values therein
 6. Such other matters as the Board of Port Wardens may consider appropriate and germane to the issue
- b.** The nature of the hearing shall be administrative, and the Board of Port Wardens may grant or deny the application based on evidence presented and upon those matters within the Board's expertise.