

## **ARTICLE IX ZONING DISTRICTS**

### **Part I Zoning Districts**

#### **Section 1. Districts Established**

The incorporated area of the Town of Elkton shall be divided into ten (10) zoning districts: "RP", Resource Protection District; "R-1", Town Estate District; "R-2", Suburban Residential District; "R-3", Urban Residential District; "TC", Town Center District; "R-O" Residential-Office District; "C-1", Central Business District; "C-2", Highway Commercial District; C-3, Highway Interchange District; and "BI", Business and Industrial District. The districts shall be established to regulate and restrict the location of residences, trades, industries, and buildings erected or altered for specific uses; to regulate and limit the height and bulk of buildings hereafter erected or structurally altered; to regulate and limit population density and the intensity of the use of lot areas; and to regulate and determine the areas of yards, courts, and other open spaces with and surrounding such buildings.

#### **Section 2. Residential Districts**

##### **1. R-1: Town Estate -- Low Density**

The intent of this district is to provide for low-density single-family detached residences and supporting uses. This zone is located in areas of the Town where low-density single-family development patterns are generally established or where services and facilities will be adequate to serve the anticipated population. This zone is designed to secure for residents a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in non-residential districts. The Comprehensive Plan should be used to determine the location of this zone. This zone is also intended to provide for minor in-filling of existing neighborhoods consistent with their zoning and character at the time of enactment of this Ordinance. Such neighborhoods are relatively uniform in character and stable. The regulations permit future development consistent with existing character. In general, re-subdivision of lots in existing subdivisions to create additional building lots is not permitted.

##### **2. R-2: Suburban Residential -- Medium Density**

The intent of this district is to provide for medium-density single-family detached residences and supporting uses. This zone is located in areas of the Town where medium-density single-family development patterns are generally established or where services and facilities will be adequate to serve the anticipated population. The Comprehensive Plan should be used to determine location of this zone. This zone is also intended to provide for minor in-filling of existing neighborhoods consistent with their zoning and character at the time of enactment of this Ordinance. Such neighborhoods are relatively uniform in character and stable. The regulations permit future development consistent with existing character. In general, re-subdivision of lots in existing subdivisions to create additional building lots is not permitted.

##### **3. R-3: Urban Residential**

This zone is primarily for multi-family dwellings and supporting uses at a higher density than is provided for in either R-1 or R-2 zones. Within this zone, a variety of housing-types mixes -- including single-family, two-family, duplexes, townhouses, apartments and condominiums -- are encouraged in order to provide for a mix in housing prices, household size, age groups, and lifestyles. Residential cluster is encouraged for development on minimum lot areas to provide for

additional open space for common use by local residents as well as by the adjacent community. Recreation, health, and social service facilities for the elderly and handicapped are also encouraged in this zone.

### **Section 3. Commercial/Business Districts**

1. R-O: Residential-Office District

The purpose of this district is to provide for a mixture of residential uses and business uses that are not unduly disruptive of high density residential areas located in the same district. Generally this district covers the mixed use areas bordering the commercial center of the Town.

2. C-1: Central Business District

The purpose of this district is to provide appropriate locations for select commercial activities. Provision is made for accommodation of a wide range of business pursuits, retail sales and office and service activities which serve the needs of citizens of the area. The district is designed to preserve, and to encourage the continued development, as well as redevelopment, of small-scale commercial uses near the Town Center zone consistent with the unique land use mix which currently exists. Generally this district covers certain areas close to the historic commercial center of the Town and as such is intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than associated by incidental light and noise of congregation of people and passenger vehicles. This district also provides for some residential uses.

3. C-2: Highway Commercial

The intent of this zone is to provide for the local and regional oriented business with a variety of office and commercial uses that are not suitable for location in other zones. This zone is primarily automobile accessible and allows for more intensive uses than the C-1 zone. This zone is adjacent to major transportation routes and is in locations where new development can be grouped with existing compatible development.

4. C-3: Highway Interchange Commercial

The intent of this zone is to provide for the concentration of a variety of business and light industrial uses in planned developments serving as regional employment centers in the vicinity of the I-95/MD 273 Interchange. Planned (mixed use) Business development located on sites that exhibit a park-like character while protecting the environment as well as the surrounding community are encouraged. These zones are located where larger areas of land permit horizontal expansion of sufficient size to provide on-site storage, parking, and landscaped areas and can be reasonably served by a complete array of community facilities. The office park location also provides for ready access to the regional transportation network.

### **Section 4. Industrial District**

1. BI: Business and Industrial District

The purpose of this District is to provide areas in which the principal use of land and buildings is for business services, light manufacturing and assembly plants, processing storage, warehousing,

wholesaling and distribution. It is the intent that permitted uses be conducted so that noise, odor, dust, and glare of each operation is confined within an enclosed building.

## **Section 5. Town Center District**

### **1. TC: Town Center District**

The intent of the Town Center District is to provide for a mix of land uses including residential and commercial uses that primarily provide local goods and services within the central business district and historic district. This zone is located in the central areas of the Town where a moderate and high density mixed-use development patterns are generally established and where building reuse and infill to create higher densities are encouraged. The district is designed to create lively, safe, human-scaled gathering places for the community through building design and orientation and by encouraging a mix of uses. The intent is to create a pedestrian-friendly environment that encourages walking, bicycling and transit use. This zone is also intended to ensure an attractive, inviting pedestrian-oriented setting through supplementary appearance, parking, and sign regulations.

## **Section 6. Planned Development Districts**

1. PUD: Planned Unit Development, Mixed-Use. The intent of this zone is to provide for a mixture of residential uses with certain provisions for commercial activities to serve primarily a resident population. This zone is particularly pedestrian-oriented and is related to the more intensive uses of a town center, although the commercial activities are of a scale that is less intensive than those permitted in the Commercial zones. This less-intense activity is to be achieved through setback, height, and lot size requirements that are more restrictive than those in other commercial zones.
2. B-P: Planned Business Park District. The BP Planned Business Park District is intended to encourage innovative and creative design of commercial, business and industrial development; facilitate use of the most advantageous construction techniques; and maximize the conservation and efficient use of open space and natural features. The districts are designed to further the purposes and provisions of the Comprehensive Plan and to conserve public fiscal resources; efficiently utilize public facilities; and provide a broad range of economic opportunities to present and future residents of the Town.

## **Section 7. Resource Protection District**

RP: Resource Protection District. The Resource Protection includes those existing natural areas in the town which are likely to remain in their natural state or developed in low intensity uses such as parkland. These areas include steep land, floodplains, Resource Conservation Areas (RCA) associated with the Chesapeake Bay Critical Area Program, stream valley and buffers, wetlands, and town parklands. The purpose of the Resource Protection District is to provide special regulatory protection for the land and water resources and to recognize general areas, where sensitive natural features and other development constraints limit uses or where special land use development requirements are imposed for the express purpose of protecting and enhancing water quality in the Chesapeake Bay and its tributaries and maintaining or protecting sensitive wildlife habitats. Included in this classification are areas best suited for open space or low intensity recreation uses. Permitted development in these areas should be strictly regulated, to ensure minimum adverse environmental impacts, with special attention given to maintaining natural conditions.

## **Section 8. Floating Zones**

1. Purpose. Floating zones are zones that have areas designated for them in the Elkton Comprehensive Plan but are not mapped out in detail at the time of adoption of the most recent comprehensive revision to the Elkton Zoning Ordinance. The purpose of the designated floating zones is to permit the mapping of areas for land uses that require land area over the next 20 years. The designated floating zone provides a mechanism for the establishment of the district in appropriate areas, limiting the areas to be zoned and setting conditions that must be met by any development proposal seeking such a designation. Further, the procedure is two-stage so that the initial costs are not prohibitive.
2. Designation of Floating Zones. The following Special Zoning Districts are designated as floating zones:
  - a. Planned Unit Development - PUD
  - b. Planned Business Development District - B-P
  - c. Growth Allocation District (Critical Area) - GA

The Town Commissioners and Planning Commission find that it is not able to locate these areas with precision in advance and that it is desirable to leave specific locations and conditions for future determination as the Town grows and specific needs develop.